00821

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190876 DEEDWARR
10/07/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20241007-0077865

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$624,900.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2024.

Notary Public

My commission expires: 11-06-27

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert C. Hardin	New **OWNER**	**Map 147-05-0 Parcel 145.00**
4932 Briarwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Madison Goodin Dickinson and Brennan Dickinson, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert C. Hardin, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 502 on the Map of Section Six, Crieve Hall Estates, of record in Book 2331, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Madison E Goodin, an unmarried individual and Mark A Goodin as Trustee of the Mark A. Goodin Revocable Living Trust Dated 01/26/07, by Warranty Deed dated May 12, 2015, from Michael Tacke and Allison Tacke, husband and wife, of record in Instrument No. 20150521-0046911, Register's Office for Davidson County, Tennessee, and being further conveyed to Madison E. Goodin, a married woman, as to an undivided 50% interest ("the Individual Interest"), Madison E. Goodin and Brennan Dickinson, wife and husband, as to an undivided 25.00% interest (the "Entireties Interest"), and Mark A. Goodin, as Trustee of the Mark A. Goodin Revocable Living Trust Dated 01/26/07, as to an undivided 25% interest (the "Trust Interest"), with the Individual Interest, the Entireties Interest, and the Trust Interest, as they relate to each other, being held as tenants in common, by Quitclaim Deed dated October 27, 2022, of record in Instrument No. 20221028-0116743, said Register's Office.

Being the same property conveyed to Madison Goodin Dickinson, a married woman, as to an undivided 50% interest (the "Individual Interest"), and Madison Goodin Dickinson and Brennan Dickinson, wife and husband, as to an undivided 50.00% interest (the "Entirety Interest"), the Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants in common, by Quitclaim Deed dated May 24, 2023, from Madison E. Goodin, now known as Madison Goodin Dickinson, a married woman, and Brennan Dickinson, a married man, and Mark A. Goodin, as Trustee of the Mark A. Goodin Revocable Living Trust Dated 1/26/07, of record in Instrument No. 20230525-0039388, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 2331, Page 1, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4932 Briarwood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **3rd** day of **September, 2024.**

Madison Goodin Dickinson

Madison Goodin Dickinson

Brennan Dickinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Madison Goodin Dickinson and Brennan Dickinson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Summer Bartm do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/3/24 (date of document).

Summer Bartm
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON