Karen Johnson Davidson County
Batch # 1192391 DEEDWARR
10/10/2024 02:22:23 PM 2 pgs
Fees: $13.00 Taxes: $2,471.53
20241010-0078835

PREPARED BY (AND RETURN TO):
Ivey Title LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (63786 cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Coleman Goodwin 719 Bradford Avenue Nashville, TN 37204	Daniel Coleman Goodwin 719 Bradford Avenue Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 105-14-0N-035 00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $667,980.54 cash in hand paid by the hereinafter named Grantee, the undersigned **Janice Goodwin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Daniel Coleman Goodwin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 35 as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes of record in Inst. No. 20151222-0128613, amended in Inst. No. 20160106-0001307 and Inst. No. 20210309-0030504, to which reference is made for a more complete description.

Being the same property conveyed to Janice Goodwin by Warranty Deed from Trisha C. McClanahan, an unmarried woman, dated April 21, 2023, and recorded on April 24, 2023, in Inst. No. 20230424-0029924, Register's Office for Davidson County, Tennessee.

George M. Goodwin, spouse of Janice Goodwin, joins in the execution of this instrument in order to convey any marital interest he may have in the subject property.

Description Reference: The description is as set forth on the subdivision plan of record.

This is unimproved property known as: 719 Bradford Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on September 24, 2024.

Janice Goodwin

George M. Goodwin

State of Tennessee
County of Davidson

On September 24, 2024, before me the undersigned authority, personally appeared **Janice Goodwin and George M Goodwin** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 667,980.54

Affiant

Sworn and subscribed before me on September 24, 2024.

Notary Public

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027