WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198739 DEEDWARR
10/30/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241030-0083597

File #24-JB-5101-A

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Meredith Goings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meredith Lee Goings	**New Owner**	
(NAME)	(NAME)	
5101A Idaho Avenue		**103 03 0 299.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DOLLY CREEKMORE GOINGS AND HUBERT WESLEY GOINGS, III, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MEREDITH LEE GOINGS, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING all of Lot No. 5, on the plan of COTTAGES OF IDAHO SUBDIVISION, as shown on plat of record in Instrument No. 20130807-0082700, said Register's Office, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Dolly Creekmore Goings and Hubert Wesley Goings III, wife and husband, by Warranty Deed from Aaron Belville and Jessica Belville, husband and wife, of record as Instrument No. 20220425-0047337, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2024, assumed by the Grantee.

* Any and all existing easements and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X___ **improved** property known as: 5101A Idaho Avenue, Nashville, TN 37209.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 22nd day of October, 2024.

Hubert Wesley Goings, III

Dolly Creekmore Goings

STATE OF MISSISSIPPI
COUNTY OF Madison

On this 22nd day of October, 2024, before me personally appeared Hubert Wesley Goings, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2024.

Notary Signature
My commission expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 2756
PATTIE STEWART
Commission Expires
Dec. 9, 2024
HINDS COUNTY

STATE OF MISSISSIPPI
COUNTY OF Madison

On this 22nd day of October, 2024, before me personally appeared Dolly Creekmore Goings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2024.

Notary Signature
My commission expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 2756
PATTIE STEWART
Commission Expires
Dec. 9, 2024
HINDS COUNTY

True Copy Certification

I, John W. Bishop, 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 this the 22 day of October, 2024.

Affiant Signature
Date 10/28/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026