Karen Johnson Davidson County
Batch# 1199521 DEEDWARR
10/31/2024 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,997.00
20241031-0084399

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38350-09-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Katherine Ansley Goodheart Affiant Subscribed and sworn to before me this 30th day of October, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Ansley Goodheart 5204 Wyoming Avenue Nashville, TN 37209	Katherine Ansley Goodheart 5204 Wyoming Avenue Nashville, TN 37209	Map and Parcel No.: 103 03 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charlotte Vermeeren, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Katherine Ansley Goodheart ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5204 Wyoming Avenue, Nashville, TN 37209.

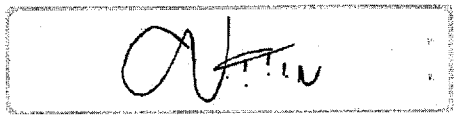
TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29 day of October, 2024.

GRANTOR:



10/29/2024

Charlotte Vermeeren

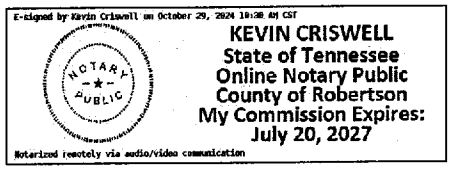
STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me (by means of secure, two-way interactive audio-visual communication), the undersigned, a Notary Public in and for said County and State, aforesaid, Charlotte Vermeeren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 2024.



Notary Public
My Commission Expires:
07/20/2027



Pavaso, Inc.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 4, DICKENS SUBDIVISION, as shown on plat of record in Plat Book 3300, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charlotte Vermeeren, by Warranty Deed from F. Shannon Nelson, unmarried, of record in Instrument No. 20130402-0032040, in the Register's Office of Davidson County, Tennessee, dated April 01, 2013 and recorded on April 02, 2013.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the year 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DICKENS SUBDIVISION, as recorded in Plat Book 3300, Page(s) 24.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/30/24 (date of document).

Affiant Signature

10/30/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

