STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson
Batch # 1203553
11/13/2024 10:12:47 AM
Fees: $13.00 Taxes: $3,219.00

Davidson County
DEEDWARR
2 pgs

20241113-0088234

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00.

Affiant

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/29/28
File No. G24-22222

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia Kay Brown and John F. Goodrich (NAME) 1149 Safety Harbor Cv (STREET ADDRESS) Old Hickory TN 37138 (CITY) (STATE) (ZIP)	New Owners (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	064-03-0B-117-00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **William M. Little and wife, Jan F. Little,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Kay Brown, and John F. Goodrich,** wife and Husband 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:

Being Lot No. 267 on the Plan of Brandywine Pointe, Phase Six, Section Two, as of record in Book 7900, page 947, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William M. Little and wife, Jan F. Little by Deed dated May 3, 1995, recorded May 3, 1995, in Book 9663, Page 398, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1149 Safety Harbor Cove, Old Hickory, TN 37138.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 12th day of November, 2024.

William M. Little

Jan F. Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2024, before me personally appeared William M. Little and Jan F. Little, 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 12th day of November, 2024.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066