Karen Johnson Davidson County
Batch# 1212760 DEEDWARR
12/05/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20241205-0094414

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Goodwin Family Properties Living Trust, executed on August 2nd, 2024	Goodwin Family Properties Living Trust	Map: 096
2927 Sinbad Drive, Lot 149	2927 Sinbad Dr.	Group: 06-0
Nashville, TN 37214	Nashville TN 37214	Parcel: 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 hereby acknowledged, we

Linda Mazingo Hanner, as Trustee of the Tennessee Property Testamentary Trust
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James D Goodwin and Laura N Goodwin, as Trustees of Goodwin Family Properties Living Trust, executed August 2, 2024

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Cloverhill, Section 2, as of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being all of the property conveyed to Thomas I. Hanner, by deed from Ann Layne Hanner and J. G. Doak, Trustee, of record in Book 10528, Page 34, Register's Office for Davidson County, Tennessee, dated July 3, 1997 and recorded on July 14, 1997. Also see Quitclaim Deed in Book 10528, Page 34, Final Decree in Book 5702, Page 504, Quitclaim Deed in Book 5508, Page 968 and Warranty Deed Book 5188, Page 169. Also see Last will amd Testament of Thomas Isaac Hanner in Instrument No. 20240913-0070807 and Estate of Thomas Isaac Hanner in Ibstrument No. 20240913-0070806, which contains the Order Admitting Will to Probate of Davidson County, TN, for Ancillary Administration, and said Will appointed Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner. The Will of Thomas Isaac Hanner established a Testamentary Trust, TENNESSEE PROPERTY TRUST, and appointed Linda Mazingo Hanner as Trustee of the Testamentary Trust.

Subject to the flow of any creeks, streams, or branches across subject property.

Water (Riparian Rights)
Rights of the upper and lower riparian owners to the free and unobstructed flow of the water of any riversm creeksm or streams with out diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams.

Riparian rights incident to premises:
Rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or polution.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat 2133, 62, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

unimproved ☐
This is improved ☒ property, known as 2927 Sinbad Drive, Lot 149, Nashville, TN 37214

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. 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 our hands this 2nd day of December, 2024.

Tennessee Property Trust, dated July 24, 2024

BY: Linda Mazingo Hanner, Trustee
Linda Mazingo Hanner, as Trustee of the
Tennessee Property Testamentary Trust

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Personally appeared before me, Linda Mazingo Hanner as trustee of the TENNESSEE PROPERTY TRUST, dated July 24, 2024, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and seal, at office in Asheville, NC, on this 2nd day of December, 2024.

Notary: Amy E Lewallen

My commission expire: 02/07/2027

AMY E LEWALLEN
My Commission Expires
NOTARY PUBLIC
February 7, 2027
BUNCOMBE COUNTY, NC

File No.: 24-02733-11T

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 Dec. 2, 2024 (date of document).

Alex Sharer
Affiant Signature

12-5-24
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 5 day of December, 2024.

Tonya Thomas
Notary's Signature

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: 10-26-25

NOTARY'S SEAL