WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-508

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Ryan Contini and Madison Christine Fisher	~~New Owners~~ (C) Old National Bank	071 16 0 474.00
(NAME) 1203B North 5th Street	(NAME) One Main Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laura Lee Godel and Thomas William Kowitz, wife and husband** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Matthew Ryan Contini and Madison Christine Fisher, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1203 North 5th Street, B, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Karen Johnson Davidson County
Batch# 1213476 DEEDWARR
12/09/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241209-0095400

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 26th day of November, 2024.

GRANTORS:

Laura Lee Godel

Thomas William Kowitz

STATE OF Mississippi)

COUNTY OF Hancock)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Laura Lee Godel and Thomas William Kowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26th day of November, 2024.

Notary Public

My Commission Expires: 12/15/2026

CORRY M COOLEY
STATE OF MISSISSIPPI
NOTARY PUBLIC
COMMISSION #346422
EXPIRES DECEMBER 15 2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of OAKWOOD PARK of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 90 fronts 30 Feet on the Easterly side of North Fifth Street and runs back between parallel lines 165 Feet to an alley.

Being the same property conveyed to Laura Lee Godel, a Married Woman, by Warranty Deed from William R. Walker, III, an Unmarried Man, of record in Instrument No. 20220927-0107009, in the Register's Office of Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 2022.

True Copy Certification

I, Yvette Meldrum, 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 December 2, 2024.

Signature
December 2, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 2, 2024

Notary's Signature

My Commission Expires: 4-13-25

