Karen Johnson
Batch # 1213837
12/10/2024 02 40 01 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20241210-0095946

NEW OWNER(S)

Steven Goodwin
P.O Box 1332
La Vergne, TN 37086

SEND TAX BILLS TO

Steven Goodwin
P.O. Box 1332
La Vergne, TN 37086

(address of above party)

Map_____Group_____Parcel_____

TAX ASSESSOR

ANTHONY GOODWIN, AS EXECUTOR OF THE ESTATE OF ESTILL CLARK GOODWIN

TO DEED
(RESERVING LIFE ESTATE)

STATE OF TENNESSEE
COUNTY OF DeKALB

I, or we, hereby swear or affirm the actual consideration for this transfer or the value of the property transferred, whichever is is greater, is $ exempt (Executor deed to implement a testamentary devise), which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale

Anthony Goodwin
Affiant

Sworn to and subscribed before me this the 22nd day of November, 2024.

Zowie Tillery
NOTARY PUBLIC OR REGISTER OF DEEDS
My comm. expires 11/30/24

ZOWIE TILLERY STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

This document prepared upon information given by the parties, for which the preparer assumes no responsibility. Prepared by:
Tecia Puckett Pryor
Attorney-at-Law
312 West Broad Street
Smithville, TN 37166

DAMIEN GOODWIN ET AL.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid to the undersigned, the receipt of same being hereby acknowledged, and other good and valuable considerations, **ANTHONY GOODWIN, by the power and authority vested in him as Executor of the Estate of ESTILL CLARK GOODWIN, of record in Will Book 12, pages 822-826, Chancery Court, Probate Division, of DeKalb County, Tennessee**, has this day bargained and sold, and does hereby transfer and convey, unto **DAMIEN GOODWIN, DAKOTA GOODWIN**, and **DEVIN GOODWIN**, their heirs and assigns, a one-half (1/2) undivided interest in certain lands situated in Davidson County, Tennessee, but specifically granting and reserving unto, **STEVEN GOODWIN**, a life estate therein, which lands are described as follows:

Being Lot No. 2 on the Plan of Wildwood Acres, Section 1, as of record in Book 3500, page 147, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 140 feet on the westerly side of Bell Road, and extends back 353 feet on the northerly line and 359 feet on the southerly line to a dead line, measuring 124 feet thereon.

Being the same lands described in conveyance from Estil C. Goodwin, Executor of the Estate of Valna Goodwin, to Estil C. Goodwin and Steven A. Goodwin, under date of March 19, 2015, of record in Instrument No. 20150402-0028579, Register's Office, Davidson County, Tennessee. Estil C. Goodwin and Estill Clark Goodwin are one in the same.

Further, the said ESTILL CLARK GOODWIN died testate, with his Last Will and Testament being probated in the Probate Court of DeKalb County, Tennessee, in Will Book 12, page 822-826, said Last Will and Testament authorizing the executor to sell, in whole or in part, any of the real estate belonging to the testator and to execute and deliver a deed thereto. For further reference, see Order Admitting Will to Probate and Last Will and Testament of Estill Clark Goodwin of record in Instrument No. 20241210-0095945, Register's Office, Davidson County, Tennessee.

This is improved property known as 571 Bell Road, Antioch, Tennessee 37013.

This conveyance is made subject to a 10-foot easement for public utility purposes along rear line of premises, anchor easements at the northeast and southeast corners, 150-foot building setback line form Bell Road and conditions of owners certificate as shown on plan of record in Book 3500, page 147, Register's Office, Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 3889, page 622, said Register's Office.

TO HAVE AND TO HOLD a one-half undivided interest in said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to **DAMIEN GOODWIN**, **DAKOTA GOODWIN**, and **DEVIN GOODWIN**, their heirs and assigns, forever, but specifically granting and reserving unto **STEVEN GOODWIN**, a life estate therein.

Grantor covenants with the grantee herein that under the terms of said will he is lawfully seized and possessed of a one-half undivided interest in said lands in fee simple; that he has a good and lawful right to convey same; that same are unencumbered; and he does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor hereunto affixes his signature on this the 22nd day of November, 2024.

Anthony Goodwin, Executor
ANTHONY GOODWIN, AS EXECUTOR OF LAST WILL AND TESTAMENT OF ESTILL CLARK GOODWIN

GRANTOR

STATE OF TENNESSEE)
COUNTY OF DeKALB)

Personally appeared before me, a Notary Public in and for the aforesaid state and county, **ANTHONY GOODWIN**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and seal of office in Smithville, Tennessee, on this the 22nd day of November, 2024.

Zowie Tillery
NOTARY PUBLIC

My comm. expires: 11/30/24

ZOWIE TILLERY
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY