Karen Johnson Davidson County
Batch# 1214604 DEEDWARR
12/11/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241211-0096073

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63854
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Joseph Goodwyn Jack William Keiser 2302 Lindell Avenue Nashville, TN 37204	Andrew Joseph Goodwyn Jack William Keiser 2302 B Lindell Avenue Nashville TN 37204

TAX MAP PARCEL NUMBERS: 10514024500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Wall, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Andrew Joseph Goodwyn, unmarried man, and Jack William Keiser, unmarried man, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section Seventy-Seven, of record in Book 4715, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carla Wall, unmarried, by Warranty Deed from Gordon J. Reid and wife Glenda Reid, dated November 3, 2003, and recorded on November 5, 2003 of record in Instrument No. 20031105-0162688, Register's Office for Davidson County, Tennessee. The said Carla Wall has since died. By Administrators Quitclaim Deed dated October 21, 2016, recorded October 24, 2016, of record in Instrument No. 20161024-0112365, said Register's Office, Carolyn Wall and Pamela Wall-Dover, Administrators of the Estate of Carla Wall, conveyed subject property to Carolyn Wall.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Book 4715, page 112, said Register's Office, shows an owners certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 2302 Lindell Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of December, 2024.

Carolyn Wall

Carolyn Wall

State of Tennessee

County of Davidson

On this 10th day of December 2024, before me the undersigned authority, personally appeared Carolyn Wall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Denise Woods

Affiant

Sworn and subscribed before me this 16th day of December, 2024.

Debra Leist

Notary

My Commission Expires: _____

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 10th day of December, 2024.

K. Thomas Sidwell
Date: 12-10-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of December, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY