Warranty Deed

Karen Johnson Davidson County Batch# 1222334 DEEDWARR 12/31/2024 03:58:30 PM 3 pgs Fees: $18.00 Taxes: $4,286.82 20241231-0101636	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,158,600.00. Affiant Subscribed and sworn to before me, this the 30th day of December, 2024. Notary Public My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michelle Knutson and Sally Knutson	Guild Mortgage Company, LLC	104-01-0-284.00
3830 Royal Woods Drive	5887 Copley Drive	
Los Angeles, CA 91403	San Diego, CA 92111	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE A. GOODHEART, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE KNUTSON, AN UNMARRIED WOMAN, AND SALLY KNUTSON, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of PART - WEST GROVE SUBDIVISION of record in Plat Book 421, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greg Goodheart and Denise Goodheart, husband and wife by Warranty deed from Deaver Hiatt Collins and wife, Elizabeth Seward Collins of record in Instrument No. 20210304-0028667 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 04, 2021.

Being the same property conveyed to Katherine A. Goodheart by Quitclaim deed from Greg Goodheart and Denise Goodheart, husband and wife of record in Instrument No. 20210830-0116472 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on August 30, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 121 39th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2024.

Katherine A Goodheart

Katherine A. Goodheart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine A. Goodheart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

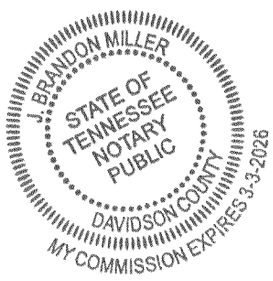
Witness my hand and seal this 30th day of December, 2024.

J. B. Miller

Notary Public

My Commission Expires:

3-3-26



True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of December, 2024.

Affiant Signature
Date 12/31/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

