Karen Johnson Davidson County
Batch# 1245979 DEEDWARR
03/14/2025 07:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250314-0018572

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$725,000.00~~

~~Affiant~~

Subscribed and sworn to before me, this 10 day of March, 2025.

~~Notary Public~~
My commission ~~expires~~:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Shawn Fitzsimmons, MD **Trevor McConnell**	**CrossCountry Mortgage, LLC**	**10303006300**
5206 Idaho Avenue	**2160 Superior Avenue**	
Nashville, TN 37209	**Cleveland, OH 44114**	

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 ACKNOWLEDGE, WE,

Conrad Ferdinand Goeringer Jr. and Alexandra Haley Goeringer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn Fitzsimmons, MD and Trevor McConnell, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 20, Plan of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point on the Northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100.00 feet Easterly from the Northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly known as 12th Street; thence Eastwardly with the Northerly margin of Idaho Avenue 60.00 feet; thence at right angles Northwardly 150.00 feet to a point 160.00 feet East of the Easter margin of 53rd Avenue North; thence Westwardly and parallel with said Idaho Avenue 60.0 feet; thence Southwardly and parallel with said 53rd Avenue. North 150.0 feet to the point of beginning.

Being the same property conveyed to Conrad Ferdinand Goeringer Jr. and Alexandra Haley Goeringer, husband and wife, as joint tenants, by Warranty Deed from Caroline Harlow Smith and husband, Robert Jackson Smith, dated October 8, 2018, of record in Instrument No. 20181009-0100235, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5206 Idaho Avenue, Nashville, TN 37209.

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 in 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.

Conrad Ferdinand Goeringer Jr. Date: 3/10/25

Conrad Ferdinand Goeringer Jr.

Alexandra Haley Goeringer Date: 3/10/25

Alexandra Haley Goeringer

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Conrad Ferdinand Goeringer Jr. and Alexandra Haley Goeringer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

True Copy Certification

I, **Tammy Carney,** 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 10 day of March, 2025.

Affiant Signature

Date 3-10-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

