NEW OWNER:
AARON GOODIN
1457 BRIIDGECROSS PARKWAY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
ROCKET MORTGAGE, LLC
1050 WOODWARD AVENUE
DETROIT, MI 48226

Map & Parcel
098060A042.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0195

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1246392 **DEEDWARR**
03/14/2025 02 30 42 PM 3 pgs
Fees $18 00 Taxes $1,850 00

20250314-0019074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thousand and 00/100 Dollars ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CLIFFORD P. WORSTER and DEBORAH WORSTER, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **AARON GOODIN and ASHLEY GOODIN, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 44, Plan of Phase I, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, as corrected in Instrument No 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CLIFFORD P. WORSTER and DEBORAH WORSTER, husband and wife, by Warranty Deed from Yvon L. Cyr and wife, Rose M. Cyr, dated February 26, 2010, and of record in Instrument No. 20100302-0015987, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1457 BRIDGECROSS PARKWAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of March, 2025.

Clifford P Worster

CLIFFORD P. WORSTER

Deborah A. Worster

DEBORAH WORSTER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CLIFFORD P. WORSTER and DEBORAH WORSTER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of March, 2025.

NOTARY PUBLIC

My commission expires: 8/30/27

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.**

AFFIANT

Sworn to and subscribed to before me this 7th day of March, 2025.

NOTARY PUBLIC

My commission expires: 8/30/27

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY