Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

#17553

Karen Johnson Davidson County
Batch # 1255018 DEEDWARR
04/02/2025 09 55 44 AM 2 pgs
Fees $13 00 Taxes $1,517 00
20250402-0024926

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

[signature] - DIRECTOR
Affiant

Subscribed and sworn to before me, this 31 day of MARCH 2025

Notary Public
My commission expires
10/21/2028

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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
ReColor Properties, LLC	NEW Owner	**04207007200**
100 TULIPTREE CT		
NASHVILLE, TN 37221		

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,

Larry O. Goad, Successor Trustee of The W.L. Goad and Hilda F. Goad Living Trust

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

ReColor Properties, LLC

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 Lot No. 31, Plan of Haven Acres, Section Two, of record in Book 2331, Page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property. Said lot fronts 151 feet on the east side of Diane Drive and runs back between parallel lines 265 feet to a dead line

Being the same property conveyed to W. L. Goad and Hilda F. Goad, Trustees, and their successors in trust, of The W. L. Goad and Hilda F. Goad Living Trust, by Quitclaim Deed from W L Goad and wife, Hilda F Goad, dated January 8, 1999, of record in Book 11295, Page 536, in the Register's Office for Davidson County, Tennessee. W L Goad died September 14, 2018

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 211 Diane Dr, Madison, TN 37115.

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.

Larry O Goad Date 3/18/25

Larry O. Goad, Successor Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Larry O. Goad with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Successor Trustee of The W.L. Goad and Hilda F. Goad Living Trust and that they are authorized by The W.L. Goad and Hilda F. Goad Living Trust to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of March 2025, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2025