Karen Johnson Davidson County
Batch# 1258015 DEEDWARR
04/11/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250411-0027351

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Subscribed and sworn to before me this 7th day of April, 2025.

Notary Public
My commission expires: 12/19/26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Zsanett Williams 900 20th Avenue South, 912 Nashville, TN 37212	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	092-16-0E-073-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Katherine Goodall, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Zsanett Williams, a married woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 912, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed, of record in Instrument 20060222-0020964, as amended and restated in Instrument 20071212-0143307 and First Amendment in Instrument 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 197, pursuant to First Amendment to Amended and Restated Master Deed for Adelicia, of record in Instrument No. 20090818-0077786, on Exhibit E-1 thereto, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine Goodall, married by deed from John F. Jenkins and Delores B. Jenkins, husband and wife, of record in Instrument No. 20200106-0001182, Register's Office for Davidson County, Tennessee, and dated January 1, 2020.

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of The Adelicia of record in Instrument No. 20060222-0020964, as amended and restated in Instrument 20071212-0143307 and First Amendment in Instrument 20090818-0077786 Register's Office for Davidson County, Tennessee.

3. Charter of Adelicia Condominium Association of record in Instrument No. 20060221-0020199 Register's Office for Davidson County, Tennessee.

This property is improved property known as 900 20th Avenue South, 912, Nashville, TN 37212

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1th day of April, 2025.

Katherine Goodall

Katherine Goodall

STATE OF New Jersey
COUNTY OF Hudson

On this 2nd day of April, 2025, before me personally appeared Katherine Goodall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2025.

Notary Signature
My commission expires: 3-11-26

OSCAR G MUNOZ
Notary Public, State of New Jersey
My Commission Expires Mar 11, 2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **April 7, 2025.**

Signature 04/07/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202504110027351