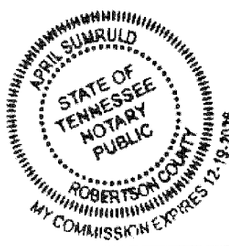
Karen Johnson Davidson County
Batch# 1259720 DEEDWARR
04/14/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20250414-0028059

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 8th day of April, 2025. April Sumruld Notary Public My commission expires: 12·19·2026

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:
James M. Protich and Mary Protich	New Owner(s)	095-11-0-001.00
424 Wanda Drive		
Nashville, TN 37214		

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, **GILBERT O'DELL GOODMAN, II, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. PROTICH AND MARY PROTICH, HUSBAND AND WIFE,** 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:

The following described real estate in Davidson County, Tennessee:

Being Lot No. 21 on the Plan of Cloverdale Section II and Revision Lots 21 and 22, Section I, as of record in Book 2133, Page 58, Register's Office for said County, as follows: Beginning at a point in the Northwesterly margin of Wanda Drive at the common corner of Lots No. 20 and 21; thence with the margin of said Drive Southwesterly 23.4 feet to a monument and continuing with the margin of said Drive, Southwesterly along a curve, 223.5 feet to a monument at the corner of Lots 21 and 71; thence Northerly with the line between said lots, 121.5 feet to a monument; thence Westerly with the line between said lots, 230.5 feet to a monument; thence along the rear of Lot No. 21 Northeasterly 173.5 feet to the corner of Lots No. 20 and 21; thence with the line between said lots, Southeasterly 372 feet to the point of beginning.

Being the same property conveyed to Gilbert O'Dell Goodman, II, a single man by Warranty Deed from Sandra E. Powers, Trustee under the Irrevocable Trust Agreement of Katherine M. Beasley dated May 10, 2011 of record in Instrument No. 20220902-0099078 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 02, 2022.

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 424 Wanda Drive, Nashville, TN 37214, 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 8th day of April, 2025.

Gilbert O'Dell Goodman, II

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gilbert O'Dell Goodman, II, 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 8th day of April, 2025.

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412

Notary Public

My Commission Expires: 09/18/2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 8. 2025.

Affiant Signature

11th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

