Tax Billing: Karen & Derek Cahill
407 Issac Dr., Goodettsville, TN 37072
This document prepared by:
Brian O'Laughlin, Esq.
VA Bar No. 81500
8940 Main Street
Clarence, NY 14031
866-333-3081

AFTER RECORDING RETURN TO:
Cosmopolitan Title
73 Cavalier Blvd.
Florence, KY 41042
File No. NKY-25-0238

Karen Johnson Davidson County
Batch# 1260234 DEEDWARR
04/15/2025 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250415-0028702

ADDRESS OF GRANTEE:
407 Isaac Dr.,
Goodlettsville, TN 37072

TAX MAP NO.: 018 03 0 030.00

CONSIDERATION: $0.00

ASSESSED VALUE: $ 77,300.00

TITLE INSURANCE UNDERWRITER: Fidelity National Title Company

DEED OF GIFT

Exempt from Grantor & Grantee Tax § 58.1-811 (D).

THIS DEED made and entered into on this 28th day of March, 2025, by and between **Karen Cahill, a married woman,** residing at 407 Isaac Dr., Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Karen Cahill and Derek Cahill, wife and husband, as tenants by the entirety with right of survivorship as at common law,** residing at 407 Isaac Dr., Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day granted and conveyed with General Warranty and English Covenants of Title unto the said Grantee(s) the following described real estate located in Davidson County, Virginia:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 407 Isaac Dr., Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded under 20170309-0023459, recorded on 03/09/2017 in Davidson County, Virginia.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Karen Cahill

Karen Cahill

STATE OF Tennessee
COUNTY/CITY OF Davidson

The foregoing instrument was acknowledged before me this 28th day of March, 2025, by **Karen Cahill.**

Notary Public
Notary Registration #:
My commission expires: 3/1/2028

G COLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-01-2028

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 80 ON THE PLAN OF CONNELL ESTATES, SECTION III, OF RECORD IN BOOK 3600, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 018 03 0 030.00

Commonly known as 407 ISAAC DR, Goodlettsville, TN 37072
However, by showing this address no additional coverage is provided

Certificate of Authenticity

I, **Teresa C. Rodriguez,** 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 to law on 03/28/25 (date of document)

Teresa C. Rodriguez

Affiant Signature

03/28/25

Date

State of Kentucky

County of Boone

Sworn to and subscribed before me this 28th day of March, 2025

Pamela J. Scudder

Notary's Signature

MY COMMISSION EXPIRES: 10/2/25

NOTARY'S SEAL

Pamela J. Scudder
Notary Public, ID KYNP37392
State at Large, Kentucky
My Commission Expires on Oct. 2, 2025