Warranty Deed

Karen Johnson Davidson County Batch# 1265616 DEEDWARR 04/29/2025 10:27:30 AM 3 pgs Fees: $18.00 Taxes: $1,646.50 20250429-0032867	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Affiant Subscribed and sworn to before me, this the 25th day of April, 2025. Notary Public My commission expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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:
Julie C. Hamilton	Modern Mortgage Lending, Inc.	061-10-0-092.00
4114 Edwards Avenue	28999 Old Town Front St. Ste 103	
Nashville, TN 37216	Temecula, CA 92590	

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, **JOSHUA GOOD AND BRYANA LAVERY GOOD, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE C. HAMILTON, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Part Maplewood Heights of record in Plat Book 2854, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Good, unmarried man by Warranty Deed from George Pruitt and wife, Joy E. Pruitt of record in Instrument No. 20170606-0056294 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 06, 2017.

Being the same property conveyed to Joshua Good, unmarried man and Bryana Lavery, unmarried woman, as joint tenants with rights of survivorship by Quitclaim Deed from Joshua Good, unmarried man of record in Instrument No. 20170721-0074033 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 21, 2017 and Scrivener's Affidavit recorded in Instrument No. 20200717-0078905.

Being the same property conveyed to Joshua Good and Bryana Lavery Good, husband and wife, as joint tenants with the right of survivorship by Quitclaim Deed from Joshua Good, unmarried and Briana Lavery, unmarried woman, as joint tenants with right of survivorship of record in Instrument No. 20210407-0046221 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 07, 2021.

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 4114 Edwards Avenue, Nashville, TN 37216, 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 25th day of April, 2025.

Joshua Good

Bryana Lavery Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Good and Bryana Lavery Good, 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 23rd day of April, 2025.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

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 25, 2025.

Affiant Signature

29th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

