Karen Johnson Davidson County
Batch # 1267326 DEEDWARR
05/01/2025 10 54 16 AM 2 pgs
Fees $13 00 Taxes $4,366 00
20250501-0033676

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0425-108

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Thomas Goldberg and Shannon Cotter	Thomas Goldberg and Shannon Cotter	144-14-0-001 00
(NAME)	(NAME)	
2217 Chickering Lane	2217 Chickering Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACHARY DANIEL INMAN AND LISA RACHELLE INMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS GOLDBERG, UNMARRIED AND SHANNON COTTER, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Being all of Lot No 30, on the plan of Chickering Valley, of record in Book 2331, page 121 through 123, inclusive, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete description

Being the same property conveyed to Zachary Daniel Inman and Lisa Rachelle Inman, husband and wife,

by Warranty deed from Bedrock Global Capital, LLC, dated September 19, 2017, appearing of record in Instrument No. 20170928-0099568, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 2542, page 25, and to any and all matters shown on said plat and survey of record in Plat Book 2331, page 121 through 123, inclusive; all of said Register's Office.

unimproved ☐
This is improved ☑ property, known as 2217 Chickering Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this _____ day of April, 2025

_____
Zahary Daniel Inman

_____
Lisa Rachelle Inman,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30 day of April, 2025, before me personally appeared Zahary Daniel Inman and Lisa Rachelle Inman,, 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 (or person's) free act and deed.

_____
Notary Public

My Commission Expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY