THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8489-WE

Karen Johnson
Batch # 1271743
05/12/2025 10 25 53 AM
Fees $13 00 Taxes $17,112 50

Davidson County
DEEDWARR
2 pgs

20250512-0037098

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jae and Dawn Goodman Revocable Trust	New Owner	
2715 Hemingway Dr		130-06-0-029.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John Sloan Warner, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dawn Goodman and Morris Jae Goodman also known as Jae Goodman, Trustees of the Dawn and Jae Goodman Revocable Trust dated July 29, 2006**

HEREINAFTER CALLED THE GRANTEES, 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 all of the property shown on the Consolidation Plat Dr. John S. Warner Property of record in Plat Instrument 20030522-0070041, 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 John S. Warner and Margaret S. Warner, husband and wife, by Warranty Deed from Alex F. Wade and Edna Wade, husband and wife, recorded on the 2nd day of July, 1965 in Book 3908, Pages 698-699, in the Register's Office of Davidson County, Tennessee. (As to north part of property)

Being the same property conveyed to John Sloan Warner and Margaret Smith Warner, Trustees of the Warner Community Property uta dated February 15, 2024 by Quitclaim deed from John S Warner and Margaret S Warner, husband and wife of record in Instrument No. 20240221-0011924 Register's Office for Davidson County, Tennessee, dated 2/15/2024 and recorded on 2/21/2024. Margaret Smith Warner having since died leaving John Sloan Warner as sole surviving Trustee. (As to north part of property)

Being the same property conveyed to John Sloan Warner by Quitclaim deed from John Sloan Warner sole surviving Trustee of the, Trustees of the Warner Community Property uta dated February 15, 2024 of record in Instrument No. 20250213-0011083 Register's Office for Davidson County, Tennessee, dated 2/6/2025 and recorded on 2/13/2025. (As to north part of property)

Being the same property conveyed to John Sloan Warner, Jr by Warranty deed from Bernice Fritchman Teas of record in Book 5454, page 291, Register's Office for Davidson County, Tennessee, dated 6/4/1979 and recorded on 6/22/1979. (As to south part of property)

Being the same property conveyed to John Sloan Warner and Margaret S Warner by Quitclaim deed from John Sloan Warner Jr. of record in Instrument No. 20030320-0036833 Register's Office for Davidson County, Tennessee, dated 3/15/2003 and recorded on 3/20/2003. (As to south part of property) Margaret Smith Warner having since died leaving John Sloan Warner surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4428 Sheppard Place, Nashville, TN 37205**

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 the 8 day of May, 2025.

John Sloan Warner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Sloan Warner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of May, 2025.

My Commission expires Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON