Karen Johnson Davidson County
Batch# 1279890 DEEDWARR
05/30/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20250530-0042624

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $392,500.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 28th day of May, 2025.

Notary Public
My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map, Parcel Numbers:
Christopher Goode **Amanda Goode**	**AMERICAN PACIFIC MORTGAGE**	**062020A12500CO**
3024 Delta Queen Dr	3000 Lava Ridge Ct. Suite 200	
Nashville, TN 37214	Roseville, CA 95661	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael J Karnes, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Goode and Amanda Goode, husband and wife

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 Lot No. 125, Plan of River Trace Estates, Phase 1, Section 2, of record in Plat Book 6900, Page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael J Karnes, a single man, by Warranty Deed from Phillip Austin Mikula, married, dated June 24, 2016, of record in Instrument No. 20160630-0066913, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-Laws of record in Book 6851, Page 390, Register's Office for Davidson County, Tennessee.

TVA Easement of record in Book 658, Page 698, Book 1163, Page 341, Book 3959, Page 595, Book 6583, Page 698, and Book 7030, Page 798, said Register's Office.

Flowage Easement of record in Book 2022, Page 83, said Register's Office.

Easement of record in Book 3959, Page 595, said Register's Office.

Slope Easement of record in Book 7296, Page 484, said Register's Office.

Sewer Easement of record in Book 7097, Page 135, Book 7097, Page 140, and Book 7097, Page 149, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3024 Delta Queen Dr, Nashville, TN 37214.

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 in 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.

Michael J Karnes Date: 5/28/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael J Karnes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May 2025.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark Sheehan, 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 5/28/25.

Date

Affiant Signature

5/28/25

Date

State of TN
County of Davidson

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

Notary's Signature
My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY