Name and Address of New Owner:
Donald Paul Gosnell and Nancy R. Gosnell
2108 Golden Oak Lane
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1285209 DEEDWARR
06/17/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,684.35
20250617-0047460

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 051-14-0A-035.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan S. Witzeman and Kerry A. Witzeman, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Donald Paul Gosnell and Nancy R. Gosnell, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Oakwood Estates of record in Plat at Instrument No. 20000505-0045404, 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 Jonathan S. Witzeman and Kerry A. Witzeman, husband and wife, by Warranty Deed from Shirley F. Corry, an unmarried woman, of record in Instrument No. 20220930-0108115 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on September 30, 2022.

This being improved property known as 2108 Golden Oak Lane, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 6th day of June, 2025.

(SEAL)
Jonathan S. Witzeman

(SEAL)
Kerry A. Witzeman

STATE OF NORTH CAROLINA
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan S. Witzeman and Kerry A. Witzeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2025.

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2029

Notary Public
My commission expires: February 11, 2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of June, 2025.

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

Notary Public
My commission expires: 12-19-2028

File No. GNT-25-4002

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 June 6. 2025.

Affiant Signature

16th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

