THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1293091 DEEDWARR
07/02/2025 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,879.60
20250702-0052395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$508,000.00**

Subscribed and sworn to before me this 1st day of July, 2025.

Notary Public **Affiant**

My Commission Expires: 1/15/2028

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TIARRA GRAYMAN

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
David Sherman & Vera DeVincenzo **207 Beverly Drive** **Madison, TN 37115**	Same as New Owner	**042-15-0-121.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **A. Grant Goddard, A/K/A Austin Grant Goddard, a single man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **David Sherman, and Vera DeVincenzo**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Blair Heights, Section Three of record in Plat Book 2133, Page 104, 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 Laurence W. Goddard and wife, Colleen H. Goddard, and A. Grant Goddard, unmarried by Warranty Deed from Lewis Nelson Hyatt, II and Angela Hyatt, husband and wife of record in Instrument No. 20160601-0055011 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016.

Being the same property conveyed to A. Grant Goddard, unmarried by Quitclaim Deed from Laurence W. Goddard and wife, Colleen H. Goddard, and A. Grant Goddard, unmarried of record in Instrument No. 20230117-0003609 Register's Office for Davidson County, Tennessee, dated December 21, 2022 and recorded on January 17, 2023.

The said A. Grant Goddard is one and the same person as Austin Grant Goddard.

This is improved property known as: 207 Beverly Drive, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 30th day of June, 2025.

A. Grant Goddard

A/K/A Austin Grant Goddard

A. Grant Goddard,
A/K/A Austin Grant Goddard

STATE OF MARYLAND
COUNTY OF CHARLES

Personally appeared before me, Monica Elise Proctor Wilson, a Notary Public in and for said County and State, **A. Grant Goddard, A/K/A Austin Grant Goddard,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brandywine [City], MARYLAND [State] this the 30th day of June, 2025.

My Commission Expires: 10/03/2025

Monica Elise Proctor Wilson

NOTARY PUBLIC

MONICA ELISE PROCTOR WILSON
ELECTRONIC NOTARY PUBLIC
STATE OF MARYLAND
COUNTY OF CHARLES COUNTY
COMMISSION EXPIRATION: 10/03/2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/30/2025.

Affiant Signature – Joshua A. Terry

7/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/1/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27