WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298064 DEEDWARR
07/16/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20250716-0056014

File No. AP-25-10092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Pike, Wesley Stone, and Austin Stone	United Community Bank	
(NAME) 1125 North 7th Street	(NAME) PO Box 670	071-16-0-241.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Blairsville, GA 30514	
(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/we, **Alison Asha Goodman and Jonathan Trebing, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary A. Pike, a single woman, as to an undivided 60% interest, as tenants in common with Wesley R. Stone and Austin Stone, a married couple, as to an undivided 40% interest** , 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:

Land in Davidson County, Tennessee, being Lots 241 and 242, Oakwood Park as shown on plat of record in Plat Book 421, Page 12, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alison Asha Goodman, Unmarried by Warranty Deed from Patrick Brown, Unmarried of record in Instrument No. 20130517-0050150 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 17, 2013.

This is property more commonly known as 1125 North 7th Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of July, 2025.

Alison Asha Goodman

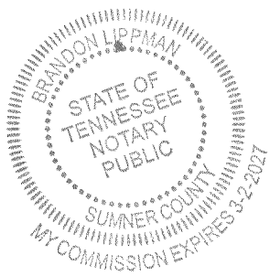
Jonathan Trebing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2025, before me personally appeared Alison Asha Goodman and Jonathan Trebing, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2025.

Notary Signature
My commission expires: 3-2-27



True Copy Certification

I, **Denise Woods,** 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 this the 14 day of July, 2025.

Denise Woods
Affiant Signature
Date 7-14-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of July, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

