Karen Johnson Davidson County
Batch# 1299759 DEEDWARR
07/18/2025 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $4,051.50
20250718-0056804

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38552-02-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,095,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2025. Notary Public My Commission Expires: 3-20-28

SYDNEY ANGEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marshall Goins Carolyn Goins 1400 South Street Nashville, TN 37212	Cadence Bank PO Box 3356 Tupelo, MS 38803	Map and Parcel No.: 093 13 0 379.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHELIA SHIPLEY BIDDY, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARSHALL GOINS AND CAROLYN GOINS, HUSBAND AND WIFE ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1400 South Street, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2025.

GRANTOR:

Shelia Shipley Biddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelia Shipley Biddy, surviving spouse of H. Kenneth Biddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract I: Being the Southerly half of the Easterly one half of Lot No. 67 on the Plan of SIGLER'S ADDITION, as of record in Plat Book 1, Page 4, Chancery Court at Nashville. Said part of Lot No. 67 fronts 50 feet on the Northerly side of South Street and runs back between parallel lines with the Westerly margin of 14th Avenue South 102-1/2 feet to a dead line.

Included But Expressly Excluded Therefrom that property described in Book 4217, Page 665, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point, said point being located at the intersection of South Street and 14th Avenue South; thence, along the Northerly margin of South. Street in a Westerly direction a distance of 24 feet, more or less, to a point; thence, along a curve defined by a radius of 25 feet in a Northerly direction a distance of 39.2 feet, more or less, to a point located on the Westerly margin of 14th Avenue, South; thence, along said margin in a Southerly direction a distance of 24 feet, more or less, to the point of beginning and containing 115 square feet, more or less.

Being a part of the same property conveyed to Shelia Shipley Biddy and Husband, H. Kenneth Biddy, by Warranty Deed from John B. Conner, Jr and wife, Janet H. Conner and John B. Conner, of record in Book 10870, Page 900, and Re-Recorded in Book 11211, Page 80 in the Register's Office of Davidson County, Tennessee, dated March 27, 1998 and recorded on April 03, 1998. The said H. Kenneth Biddy, died on August 21, 2024, leaving Shelia Shipley Biddy as surviving tenant by the entirety.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SIGLER'S ADDITION, as recorded in Plat Book 1, Page(s) 4.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/17/25.

Affiant Signature

7/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202507180056804