Karen Johnson Davidson County
Batch# 1300688 DEEDWARR
07/22/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250722-0057792

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 21 **day of** July, **2025.**

Notary Public
My commission expires: 1/21/2029

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross K. Goodale	New Owner	173 06 0B 043.00
2207 Worthington Avenue Nashville, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erin A. Tenneriello and Andrew H. Tenneriello, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ross K. Goodale, a single man,** hereinafter called the Grantees, their successors 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. 43 on the Plan of Final Plat of PHASE ONE CAMBRIDGE PARK AT BARNES ROAD SUBDIVISION of record in Plat at Instrument No. 20120912-0082696, 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 Erin A. Tenneriello and Andrew H. Tenneriello, Wife and Husband, by Quitclaim Deed from Erin A. Tennneriello and Andrew H. Tenneriello, of record in Instrument No. 20191227-0133939, in the Register's Office of Davidson County, Tennessee, dated on December 19, 2019 and recorded on December 27, 2019.

Being the same property conveyed to Erin A. Oakes, An Unmarried Woman and Andrew H. Tenneriello, An Unmarried Man, Tenants in Common with the Right of Survivorship, by Warranty Deed from Christine French and Jared French, Wife and Husband, of record in Instrument No. 20180905-0087948, in the Register's Office of Davidson County, Tennessee, dated on August 30, 2018, and recorded on September 05, 2018.

This property is improved property known as 2207 Worthington Avenue, Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 21st day of July, 2025.

Erin A. Tenneriello

Andrew H. Tenneriello

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin A. Tenneriello and Andrew H. Tenneriello the herein bargainor, 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 seal this 21st day of July, 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/21/25 (date of document).

Affiant Signature

7/22/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029