Karen Johnson Davidson County
Batch# 1300742 DEEDWARR
07/22/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20250722-0057922

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of July, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHLEEN MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-14-2028

2025-06-3062

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott Goike and Iulia Goike 808 Split Oak Court Antioch, TN 37013	NEW OWNER	Map/Parcel 149-02-0-100.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John N. Clemente, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Goike and Iulia Goike, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 89 on the Plan of Oakwood Subdivision Phase II, Section 1, of record in Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John N. Clemente, Married by Warranty Deed from Gregory S. Garriott, Married of record in Instrument No. 20250314-0019004 Register's Office for Davidson County, Tennessee, dated March 11, 2025 and recorded on March 14, 2025.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record. The Grantor warrants and affirms that the above described real property is not now and has never been his or his spouse's primary residence.

This is improved property known as 808 Split Oak Court, Antioch, TN 37013.

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 successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 21 day July, 2025.

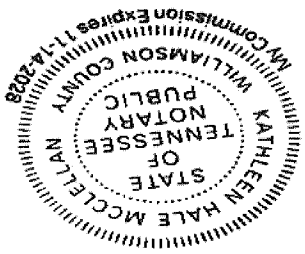
John N. Clemente

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of July, 2025, before me personally appeared John N. Clemente, 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 7 day of July, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/21/2025.

Date

Affiant Signature

7/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of July, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

