THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.** **Affiant** Subscribed and sworn to before me, this **4th day of August, 2025.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1305848 DEEDWARR
08/04/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250804-0061622

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
53rd Street LLC **604 Sunnyslope Court** **Goodlettsville, TN 37072**	**53rd Street LLC** **604 Sunnyslope Court** **Goodlettsville, TN 37072**	**012 03 0 013.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jeanann Goss, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **53rd Street LLC, a Louisiana Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of SECTION TWO, GRIZZARD MANOR of record in Plat Book 4660, Page 17, 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 Jeanann Goss, an unmarried woman, by Warranty Deed from Red Thunder Properties, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20230504-0032993, in the Register's Office of Davidson County, Tennessee, dated April 27, 2023 and recorded on May 04, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **604 Sunnyslope Court, Goodlettsville, TN 37072**.

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 in 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(s) this **4th day of August, 2025.**

Jeanann Goss

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st GW **4th day of August, 2025, before me personally appeared Jeanann Goss, 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 1st GW **4th day of August, 2025.**

Notary Signature
My commission expires: 3.25.2029

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

HE-2025-384

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 08/04/2025 (**date of document**).

Affiant Signature

08/04/2025
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 4th day of August, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029