Return to
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17687

Karen Johnson Davidson County
Batch # 1311798 DEEDWARR
08/19/2025 03 46 14 PM 2 pgs
Fees $13 00 Taxes $1,476 30

20250819-0066369

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2025

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
MY COMMISSION EXPIRES 10/21/2028
File No G25-23737

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hancock Investment Properties, LLC	New Owner	073-01-0-050.00
(NAME)	(NAME)	
2111 Carter Ave		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Pamela Goodwin, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hancock Investment Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in the 11th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 12, on the plan of Block "H" on the map of Country Club Estates, as shown on plat of record in Plat Book 843, Page 95, in the Register's Office of Davidson County, Tennessee, described as follows·

Beginning on the westerly margin of Riverwood Drive, formerly Williams Ferry Road, at the corner of lots Nos 12 and 13; thence with the line between said two lots, westwardly 122 6 feet; thence southwardly and parallel with the line between lots Nos 6 and 12, 100 feet to the northerly line of Lot No. 10; thence with the line between Lots Nos 10, 11, and 12, eastwardly 133 feet to the westerly margin of Riverwood Drive, thence with same, northeastwardly 33.3 feet and northwardly 69 feet, in all, 102.3 feet to the beginning.

Being the same property conveyed to Robert L Goodwin and wife, Pamela Goodwin by Deed dated January 5, 1997 from Noel C. Womack, a widower, recorded January 29, 1998, in Book 10773, Page 677, in the Register's Office of Davidson County, Tennessee. The said Robert L. Goodwin died December 5, 2020 leaving Pamela Goodwin as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 2013 Riverwood Drive, Nashville, TN 37216

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 Whenever 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 1st day of August, 2025

Pamela Goodwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2025, before me personally appeared Pamela Goodwin, 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 day of August, 2025

Notary Signature
My commission expires 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066