Warranty Deed

Karen Johnson Batch # 1331212 10/07/2025 02 08 05 PM Fees $13 00 Taxes $1,572 50 20251007-0080049	Davidson County DEEDWARR 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2025

Notary Public

My commission expires

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To.	Map/Parcel Numbers.
Andrew Thompson and Alyssia Thompson	New Owner(s)	102-08-0-005 00
3404 Hwy 48 N ~~6443 Charlotte Road Circle~~		
Charlotte, TN 37036 ~~Nashville, TN 37209~~		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANET GOODMAN WHITE, EXECUTRIX OF ESTATE OF ALICE PEARL GOODMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW THOMPSON, AND ALYSSIA THOMPSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 5 on the Plan of Horton Heights, Section I, as of record in Book 2133, Page 28, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 5 fronts 116.0 feet on the Southerly side of an access road adjoining and lying immediately to the South of Charlotte Pike and extends back 335.0 feet on the Easterly line and 337.4 feet on the Westerly line, to a dead line in the rear on which it measures 125.0 feet.

Being the same property conveyed to Douglas Goodman and wife, Alice Pearl Goodman by Warranty Deed from George W. Boles and wife, Mildred Boles of record in Book 3986, Page 147, Register's Office for Davidson County, Tennessee, dated February 09, 1966 and recorded on February 09, 1966.

Said Douglas Goodman having deceased on or about August 30, 1974, vesting Alice Pearl Goodman as surviving tenant.

Said Alice Pearl Goodman aka Alice Pearl Branch Goodman having deceased on or about September 29, 2024. SEE PROBATE CASE 25P1171, Davidson County Circuit Court.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6443 Charlotte Road Circle, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2025

Estate of Alice Pearl Goodman

By: Janet Goodman White
Janet Goodman White, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janet Goodman White, Executrix of the Estate of Alice Pearl Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of October, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Return To:
Notewortny Title
4235 Hillsboro Pike #300
Nashville, TN 37215