Name and Address of New Owner:
James Darrell Goodwin and Laura Nicole Goodwin
1987 Old Laguardo Rd E
Lebanon, TN 37087

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1331579 DEEDWARR
10/08/2025 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20251008-0080165

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 096-10-0-239.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Allen Jones, a married man, George E. Jones, Jr., a married man, and Christopher D. Jones, a married man**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **James Darrell Goodwin and Laura Nicole Goodwin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land In Davidson County, Tennessee, being Lot No. 321 on The Map of Clover Hill Subdivision, as of record In Book 2133, Page 92, to which Plan reference is hereby made for a more particular description.

Said Lot No. 321 fronts 60 feet on the easterly side of Braidwood Drive and extends back between lines 307.4 feet on the northerly line and 271.9 feet on the southerly line to a dead line in the rear measuring 109.6 feet thereon.

Being the same property conveyed to George A. Jones and wife, Roxanne Jones, and Gerald E. Napier and wife, Iris A. Napier, by Warranty Deed from Lisa R. Vetetoe, unmarried, of record in Book 6961, Page 977, Register's Office for Davidson County, Tennessee, dated August 22, 1986, and recorded on August 28, 1986.

Being the same property conveyed to George A. Jones and wife, Roxanne Jones, by Quitclaim Deed from Jerri K. McMahon, Jean Napier, Tamara Golliher, Jackie E. Napier, Roxanne Jones, and Lawanda B. Pirtle, heirs of the Estate of Iris A. Napier, of record in Book 11502, Page 869, Register's Office for Davidson County, Tennessee, dated May 24, 1999 and recorded on June 1, 1999. Said George A. Jones died on or about April 9, 2025, leaving Roxanne Jones as the surviving tenant by the entirety. Said Roxanne Jones testate died on or about July 6, 2025, her estate being administered in Probate Court for Davidson County Tennessee, Case No. 25P1606, vesting the subject property in George E. Jones, Jr., Mark A. Jones, and Christopher D. Jones.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as 715 Braidwood Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS

OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 3rd day of October, 2025.

_____(SEAL)
Mark Allen Jones

_____(SEAL)
George E. Jones, Jr.

_____(SEAL)
Christopher D. Jones

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 Mark Allen Jones, George E. Jones, Jr., and Christopher D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of October, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of October, 2025.

Notary Public
My commission expires: 5-9-26



File No. GNT-25-4222

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 10-3-25.

Affiant Signature

10-3-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

