This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1342021 DEEDWARR
11/04/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20251104-0087913

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $424,000.00

Maria Escobar
Affiant Signature

Subscribed and sworn to before me on this the 31 Day of OCT, 2025

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Eric G. Goduco & Maria Preciosa Goduco
1101 Dawnwood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Eric G. Goduco & Maria Preciosa Goduco
1101 Dawnwood Drive
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 063160B18900CO

WARRANTY DEED
25NT01195

Effective the 31 Day of OCT, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Madelynn Gabrielle McNeil, an unmarried woman, and Richard Alan McNeil, Jr., a married man, joint tenants with right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eric G. Goduco and Maria Preciosa Goduco, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 271 on the Plan of Hampton Park (formerly Chitwood Downs a Planned Unit Development), of record in Book 6900, Page 405, amended in Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certificate of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Book 8329, Page 944 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Madelynn Gabrielle McNeil, an unmarried woman, and Richard Alan McNeil, Jr., a married man, joint tenants with right of survivorship from Lisa Annette Brock, married, by warranty Deed dated 07/20/2023 and recorded 08/02/2023 in Instrument No. 20230802-0059799, Register's Office of said County.

Being the same property conveyed to Lisa Annette Brock, by Warranty Deed from Anthony W. Hodges and wife, Martha A. Hodges, of record in Instrument No. 20220308-0025906, in the Register's Office of Davidson County, Tennessee, dated February 11, 2022, and recorded on March 08, 2022.

This is an improved property commonly known as: 1101 Dawnwood Drive, Old Hickory, TN 37138

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31 day of OCT, 2025

Madelynn Gabrielle McNeil

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Madelynn Gabrielle McNeil**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 25 / 26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Witness our hands this the 31 day of OCT, 2025

Richard Alan McNeil Jr. DIGITALLY SIGNED 10/30/2025 06:29 PM CDT

Richard Alan McNeil Jr.

State of _____)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Richard Alan McNeil Jr.**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 10/30/2025 06:33 PM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR.
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/31/25 (date of document).

Affiant Signature

11/4/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of NOV, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26