Karen Johnson Davidson County
Batch# 1347673 DEEDWARR
11/18/2025 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251118-0091888

WARRANTY DEED



File No. ML-25-11396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tesha Johnstun and Mario P Gomez	**New Owner**	
(NAME)	(NAME)	
3820A Hutson Avenue		061-14-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Lance Goad and Johnny Goad, Heirs of The Estate of Ina Goad**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tesha Johnstun, unmarried, and Mario P Gomez, unmarried, tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 the southerly 90 feet of Lot No. 241 on the Plan of Maplewood Heights, Second Subdivision, of record in Book 547, Pages 103 and 104, Register's Office, Davidson County, Tennessee.

Said Part of Lot 241 fronts 90 feet on the westerly margin of Hutson Avenue and runs back between parallel lines, 300 feet to a dead line in the rear, whereon it measures 90 feet.

Being the same property conveyed to Dorris Goad and wife, Ina Goad by Deed Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9189, Page 101, Register's Office for Davidson County, Tennessee, dated December 14, 1993 and recorded on December 16, 1993.

Being the same property conveyed to Jeffrey A. Greene Trustee by Quitclaim Deed from Dorris Goad and wife, Ina Goad of record in Book 10685, page 451, Register's Office for Davidson County, Tennessee, dated October 24, 1997 and recorded on November 17, 1997 and within the same deed the said Jeffrey A. Greene, Trustee conveyed his interest in the subject property to Dorris Goad and Ina Goad, as tenants in common without right of survivorship.

***The said Dorris Goad a/k/a Elmer Dorris Goad died on or about August 24, 2018 leaving Ina Goad as the surviving tenant. The said Ina Goad subsequently died intestate on or about August 7, 2022, leaving Lance Goad and Johnny Goad as her sole heirs-at-law (See Affidavit of Heirships of Record in Instrument No. 20241104-0085274 and Instrument No. 20241104-0085275, in the Register's Office for Davidson County, Tennessee).**

***Johnny Goad is one and the same as John Goad.**

This is property more commonly known as 3820A Hutson Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 24th day of October, 2025.

The Estate of Ina Goad

By: _____
Lance Goad, Heir

By: _____
Johnny Goad, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2025, before me personally appeared Lance Goad and Johnny Goad, Heirs of The Estate of Ina Goad, 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 24th day of October, 2025.

_____
Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 October 24, 2025.

Date

Affiant Signature

October 24, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of October, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 15, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)