Karen Johnson Davidson County
Batch# 1354585 DEEDWARR
12/05/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $5,916.30
20251205-0096853

WARRANTY DEED

(SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $1,599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029

File #25-TC-3620-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin E. Goldammer and Elizabeth A. Goldammer	**LenderSure Mortgage Corp.**	
(NAME)	(NAME)	
3620B Mayflower Place	**12230 World Trade Dr.; Ste 250**	**118 13 0O 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**San Diego, CA 92128**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MAYFLOWER PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENJAMIN E. GOLDAMMER, AND ELIZABETH A. GOLDAMMER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of HOMES AT MAYFLOWER PLACE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT MAYFLOWER PLACE, a Horizontal Property Regime, of record in Instrument No. 20241031-0084450, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Mayflower Place, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jared Hill and Molly Kennedy, husband and wife, of record in Instrument No. 20240802-0058789, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 2024.

Being a part of the same property conveyed to Jared Hill and Molly Kennedy husband and wife, by Warranty Deed from Jennifer Smythe, and husband, Shannon Houchins, of record in Instrument No. 20131219-0128262, in the Register's Office of Davidson County, Tennessee, dated December 13, 2013, and recorded on December 19, 2013.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN ACRES Subdivision, as recorded in Plat Book 1424, Page 21.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20241031-0084450.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20250514-0037998.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3620B Mayflower Place, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th day of December, 2025.

Mayflower Place, LLC, a Tennessee Limited Liability Company

By: _____
Jim Terrell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

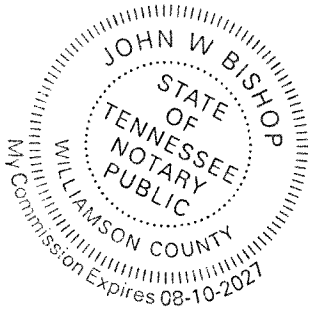
Before me, John W. Bishop of the state and county mentioned, personally appeared Jim Terrell, Sole Member of Mayflower Place, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Mayflower Place, LLC, the within named bargainor, a Limited Liability Company, and that such Jim Terrell, Sole Member of Mayflower Place, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN this 4th day of December, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/4/25 (date of document).

J Russell
Affiant Signature

12/5/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

