This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25119-AP

Karen Johnson Davidson County
Batch# 1375337 DEEDWARR
02/03/2026 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260203-0007338

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 6 day of January, 2026.

Notary Public
My Commission Expires: 3-20-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Goodwin\ Clella Goodwin 2406 Inga St. Nashville, TN 37206	CrossCountry Mortgage LLC 2160 Superior Ave, Cleveland, OH 44114	072-13-0-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Inga Street Property LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Goodwin and Clella Goodwin, joint tenants**, 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 all of Lot No. 45, Map of Springdale Subdivision, according to survey and plat of same appearing of record in Book 974, page 18, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Inga Street Property LLC, a Tennessee limited liability company by Quitclaim Deed from Victoria Mount, dated May 23, 2023, recorded May 30, 2023, of record in Instrument No. 20230530-0040588, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2406 Inga Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 6th day of January, 2026.

GRANTOR:

Inga Street Property LLC, a Tennessee Limited Liability Company

By: _____, member
Victoria Mount, Sole Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Mount, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Sole Member of Inga Street Property LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of January, 2026.

_____
Notary Public
My Commission expires: 11-02-2028

Timothy Dunham
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP17893
My Commission Expires 11/02/2028

202602030007338

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/6/26. (date of document).

Affiant Signature

1-29-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

