Karen Johnson Davidson County
Batch# 1375762 DEEDWARR
02/04/2026 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,291.30
20260204-0007838

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $349,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of January, 2026.

NOTARY PUBLIC

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tara Lehman and Edward Goodman	PHH Mortgage	084-10-0-023.00
(NAME)	(NAME)	
2209 Maplecrest Dr.	P.O. Box 5452	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Laurel, NJ 08054	

Warranty Deed

For and in Consideration of the sum of $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 **John Blackwell and Brent Campbell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tara Lehman and Edward Goodman, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of "A Subdivision of C.R. Quarles Lands Maplecrest" of record in Plat Book 1835, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bertram B. Dennis and wife, Martha Dennis by Warranty deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 2297, page 365, Register's Office for Davidson County, Tennessee, dated August 30, 1954 and recorded on September 10, 1954.

Being a portion of the same property conveyed to Wm. Thomas McHugh, Trustee by Quitclaim Deed from Bertram Barkley Dennis and wife, Martha Carter Dennis of record in Book 10467, Page 908, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on May 27, 1997.

Being the same property conveyed to Bertram Barkley Dennis, a one-half (1/2) undivided interest and wife, Martha Carter Dennis, a one-half (1/2) undivided interest, as tenants in common, by Quitclaim deed from Wm. Thomas McHugh, Trustee, of record in Book 10467, Page 908, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded May 27, 1997.

Said Bertram Barkley Dennis having deceased on or about September 22, 2004. Probate of record in Will Book 8, Page 65, Chancery Court for Cheatham County, Tennessee.

Martha Carter Dennis having deceased on or about September 11, 2008. Probate of record in Will Book 10, Page 591, Chancery Court for Cheatham County, Tennessee.

Being a portion of the same property conveyed to Betram Barkley Dennis Jr., and William T. McHugh, as Co-Trustees of the Dennis Tennessee Marital Trust, a testamentary trust under the Last Will and Testament of Bertram interest as tenant in common of Bertram Barkley Dennis, deceased by Executor's Quitclaim Deed from Bertram Barkley Dennis Jr., as Executor of the Estate of Bertram Barkley Dennis of record in Instrument No. 20051201-0144434 Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on December 01, 2005.

Said William T. McHugh having deceased on or about March 7, 2008.

Being a portion of the same property conveyed to Bertram B. Dennis Jr., as Trustee of the Martha Dennis Residuary Family Trust, a testamentary trust under the Last Will and Testament of Martha Carter Dennis by Administrator's Quitclaim Deed from Bertram B. Dennis Jr., as administrator C.T.A. of the Estate of Martha Carter Dennis of record in Instrument No. 20150909-0091766 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 09, 2015.

Being a portion of the same property conveyed to Brian Anthony Dennis outright and free of trust as to an undivided ½ interest as tenant in common, and unto Brian Anthony Dennis, Trustee, of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis and his descendants, as to an undivided ½ interest as tenant in common by Trustee Quitclaim Deed from Bertram B. Dennis, Jr., Trustee, of the Bertram B. Dennis Tennessee Marital Trust, a testamentary trust under the will of Bertram Barkley Dennis as to an undivided ½ interest as tenant in common and Bertram B. Dennis, Jr., Trustee of the Martha Dennis Residuary Family Trust, a testamentary trust under the will of Martha Carter Dennis as to an undivided ½ interest as tenant in common of record in Instrument No. 20150911-0092508 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 11, 2015.

Said Brian Anthony Dennis having deceased on or about May 3, 2025. Affidavit of Heirship of record in Instrument No. 202506030043527, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Blackwell and Brent Campbell by Warranty Deed from Jessica Nicole Dennis, Heir-at-Law of Brian Anthony Dennis, deceased, as to an undivided 1/2 interest and Patricia Lynne Gooch and Rebecca M. Richardson, Co-Conservators on behalf of Jessica Nicole Dennis, as Co-Trustees of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis, as to an undivided 1/2 interest, as tenants in common of record in Instrument No. 20250603-0043528 Register's Office for Davidson County, Tennessee, dated June 02, 2025 and recorded on June 03, 2025 and Affidavit of Heirship in Furtherance of Title Recorded on Instrument No. 20250603-0043527.

This property is __unimproved _X_improved property known as: 2209 Maplecrest Dr., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of January, 2026.

_____
John Blackwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Blackwell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2026.

_____
Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Witness our hands this 21st day of January, 2026.

Brent Campbell

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent Campbell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~22nd~~ 21st day of January, 2026.

Notary Public
My Commission Expires: 4/28/2026

BARRY MOODY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires
April 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 January ~~XX~~ 21 (date of document).

Jennifer Pennell

1/22/2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this January 22, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal