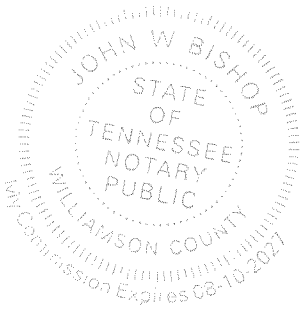
Karen Johnson Davidson County
Batch# 1380500 DEEDWARR
02/13/2026 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260213-0011428

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Paul G Goodson and Mildred May Goodson	Legacy Home Loans, LLC DBA Steadfast Mortgage	034-07-0-002.00
(NAME)	(NAME)	
34 Asbury Lane	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville TN 37076	White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANN ARRINGTON, N/K/A ANN HERTENSTEIN, CYNTHIA LYNNE WEEMS, AND PAMELA GALE KINNEBREW, BEING ALL OF THE DEVISEES/HEIRS OF HARVEY P. HERTENSTEIN, DECEASED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL G.GOODSON AND MILDRED MAY GOODSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 15 on the Map of SHEPHERD HILLS, SECTION NO. 1, as of record in Plat Book 2331, Page 46, Register's Office for said County. Said Lot No. 15 fronts 185 feet on the West side of Shepherd Hills Drive and runs back between lines 175 feet on the South line and 298 feet on the North line to a dead line in the rear which is a broken line measuring 227.2 feet thereon.

Being the same property conveyed to Harvey P. Hertenstein and Ann Arrington by Warranty Deed from A. J. Coleman and wife, Edith Coleman, of record in Book 2490, Page 169, Register's Office for Davidson County, Tennessee, dated January 21, 1956 and recorded on January 26, 1956. Harvey P. Hertenstein, record owner of an undivided interest in the above-described property as a tenant in common with Ann Arrington, having died on December 31, 2016, testate, leaving a Last Will and Testament which was not probated, and being survived by the following devisees/heirs, all of whom are parties to this instrument: Ann Arrington, n/k/a Ann Hertenstein, Cynthia Lynne Weems, and Pamela Gale Kinnebrew.

unimproved ☐
This is improved ☒ property, known as 202 Shepherd Hills Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 10th day of February, 2026.

Ann Hertenstein

Cynthia Lynne Weems

Pamela Gayle Kinnebrew

STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 10th of February, 2026, by Ann Hertenstein, Cynthia Lynne Weems and Pamela Gayle Kinnebrew, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 this the 10 day of February, 2026.

Denise Woods
Affiant Signature
Date 2-10-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

