Karen Johnson Davidson County
Batch# 1383534 DEEDWARR
02/20/2026 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260220-0013414

Warranty Deed

Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $435,000.00 Affiant Subscribed and sworn to before me, this the 19th day of February, 2026. Notary Public My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Keith Allen Goodwin	**New Owner**	072-04-0-177.00
1525 Norvel Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHRYN WORKMAN AND BENJAMIN WYSOCKI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH ALLEN GOODWIN, AN UNMARRIED MAN**, 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 Lot No. 5 and that part of the Westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot 5 of Block "A" on the Plan of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for said Davidson County.

Said Lot No. 5 and that part of Lot No. 6 front together 80 feet on the Northeasterly side of Little Avenue, now Norvell Avenue and run back between parallel lines, along the Northwesterly margin of Golf Street 148 feet 6 inches to a dead line, save and except a small triangle taken from the Southwesterly corner of said lot for the curve of Golf Street into Little Avenue, now Norvell Avenue.

Being the same property conveyed to Javier Garcia, Married by Warranty Deed from Regina O'Connell, An Unmarried Woman of record in Instrument No. 20170411-0035332 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 11, 2017.

Being the same property conveyed to Javier Garcia and wife, Erika Garcia by Quitclaim Deed from Javier Garcia of record in Instrument No. 20170711-0069588 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on July 11, 2017.

Being the same property conveyed to Kathryn Workman and Benjamin Wysocki, Wife and Husband by Warranty Deed from Javier Garcia and Erika Garcia, Husband and Wife of record in Instrument No. 20240305-0015319 Register's Office for Davidson County, Tennessee, dated March 04, 2024 and recorded on March 05, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1525 Norvel Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2026.

Kathryn Workman

Benjamin Wysocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathryn Workman and Benjamin Wysocki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2026.

Notary Public

My Commission Expires: 11-8-28

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Certificate of Authenticity

I Addie Dilworth, 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 **February 19, 2026**.

Date

Affiant Signature **02/19/2026**
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **19th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)