Karen Johnson Davidson County
Batch# 1387525 DEEDWARR
03/03/2026 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260303-0016530

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

LAURA GOODALL NIEWOLD, as Trustee, Affiant

Subscribed and sworn to before me,
this 2nd day of March, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Laura Goodall Niewold, as Trustee of the Laura Goodall Niewold Revocable Trust 423 Jackson Boulevard Nashville, TN 37205	Laura Goodall Niewold, as Trustee of the Laura Goodall Niewold Revocable Trust 423 Jackson Boulevard Nashville, TN 37205	Map 116-14 Parcel 123

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **LAURA GOODALL NIEWOLD** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Laura Goodall Niewold, as Trustee of the LAURA GOODALL NIEWOLD REVOCABLE TRUST under agreement dated March 2, 2026**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 41 on the Plat of W.S. Bransford's Subdivision of Lots 35, 36, 37, 42, and 43, Division "A", Belle Meade, of record in Plat Book 547, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and the easterly part of Lot No. 41 front together 191 feet on the westerly side of Jackson Boulevard and run back 272 feet, more or less, on the north line and 275 feet on the south line to a dead line and shows 126.62 feet on said dead line.

TRACT TWO: Land in Davidson County, Tennessee, being the northwesterly 71 feet of Lot No. 41 on the Plat of W.S. Bransford's Subdivision of Lots No. 35, 36, 37, 42, and 43, Division "A", Belle Meade, of record in Plat Book 547, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 71 feet on the southwesterly or westerly side of Jackson Boulevard and runs back 267 feet on the north side and 272 feet, more or less, on the south side to a dead line, showing 47.08 feet on said dead line.

Being the same property conveyed by Michael Kestner and wife, Donna S. Kestner to Laura Goodall Niewold, a married person by deed dated August 31, 2006, recorded as Instrument No. 20060831-0108009, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 423 Jackson Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

[Signature on the next page.]

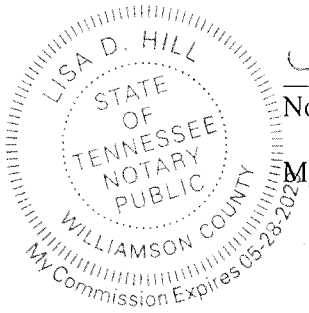
WITNESS my hand this 2nd day of March, 2026.

LAURA GOODALL NIEWOLD

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA GOODALL NIEWOLD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 2nd day of March, 2026.



Notary Public

My Commission Expires: 5/23/2027

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 March 7, 2026.

3/7/2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 7th day of March, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

