Karen Johnson Davidson County
Batch# 1394299 DEEDWARR
03/18/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260318-0021704

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Forty-five Thousand and no/100 Dollars ($345,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, on this 17th day of March, 2026.

Notary Public

My commission expires: 8/1/28

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

**This Instrument Was Prepared By:**
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

**WARRANTY DEED**

| Address of New Owner | Send Tax Bills To | Tax Identification No.: |
|---|---|---|
| Hannah Goethel | CMG Mortgage, Inc d/b/a CMG Home Loans | 09105026800 |
| 820 Nashua Court | 3160 Crow Canyon Rd #400 | |
| Nashville, TN 37209 | San Ramon, CA 94583 | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Chase Wilson, a single man**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Heather Goethel, an unmarried woman**, "Grantee", her heirs, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 8, Plan of Brookewood, Phase Two, of record in Plat Book 8250, Page 877, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Chase Wilson, single man, by Warranty Deed from Claudia Sanchez-Romero and Wilson Santiago de la Rosa, wife and husband, dated October 24, 2016, of record in Instrument No. 20161027-0113461, in the Register's Office for Davidson County, Tennessee.

This is improved property identified as **820 Nashua Court, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2026 and subsequent years, not yet due and payable. (2) All matters as shown on the plat of record in Plat Book 8250, Page 877, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record. (3) Easements of record in Book 10994, Page 363, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs, successors, and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 17 day of March, 2026.

Chase Wilson

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Chase Wilson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, this the 17 day of March, 2026.

NOTARY PUBLIC

Commission Expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 3/17/26 (date of document).

Jennifer Russell
Affiant Signature

3/18/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

