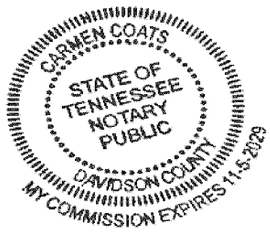
Karen Johnson Davidson County
Batch# 1396249 DEEDWARR
03/23/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260323-0022881

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2026.

Notary Public

My commission expires: 11/5/26

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:
Jacob Jones	NEW OWNER	073 01 0 023.00
4412 Brush Hill Road		
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, **GRANVILLE MARK GOOSTREE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB JONES, A MARRIED 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. 26, Block "G", Country Club Estates, of record in Book 843, page 95, of the Register's Office for said County.

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Said Lot No. 26 fronts 100 feet on the Westerly side of Olga Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Granville Mark Goostree and wife, Sheila Hoover Goostree by Warranty Deed from Verl Franklin Johnson and wife, Leah Ruth Woodrow Johnson of record in Book 4734, Page 605, Register's Office for Davidson County, Tennessee, dated August 3, 1973 and recorded on August 7, 1973.

Sheila Hoover Goostree deceased on or about June 1, 2021 leaving Granville Mark Goostree as surviving tenant by the entirety.

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 2005 Olga Ave, 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 March, 2026.

Granville Mark Goostree

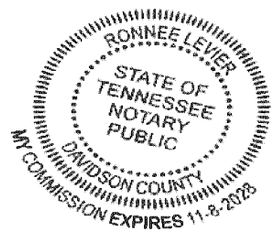
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Granville Mark Goostree, 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 March, 2026.

Notary Public

My Commission Expires: 11-8-2028



Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 19. 2026

Affiant Signature

23rd day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603230022881