Prepared by:
Record and Return To:
~~Chapman and Rosenthal Title, Inc~~
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

(SEAL)
CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TC-2035-O

Karen Johnson
Batch # 1405742
04/15/2026 09:51:54 AM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20260415-0030672

THIS INSTRUMENT WAS PREPARED BY AND RETURN T
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Anna Hamm and Dotty Smith	New Owner	
(NAME)	(NAME)	**083 03 0 061.00**
2035 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SARA GOODEN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANNA HAMM, UNMARRIED AND DOTTY SMITH, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 53 feet of Lot No. 6 on the Plan of REVISED PLAN OF SHARPE & HORN'S FIFTH ADDITION of record in Plat Book 332, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 6 Fronts 53 feet on the Northerly Side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an Alley.

Being the same property conveyed to Sara Gooden, an unmarried woman, by Warranty Deed from Patrick A. Foster and Kelly Foster, Trustees of the Foster Revocable Trust, dated December 16, 2013 (incorrectly referred to in the prior deed as the Revocable Trust, dated December 16, 2023), of record in Instrument No. 20230630-0050347, in the Register's Office of Davidson County, Tennessee, dated June 27, 2023 and recorded on June 30, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF SHARPE & HORN'S FIFTH ADDITION, as recorded in Plat Book 332, Page(s) 70.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND HORN'S FIFTH ADDITION, as recorded in Plat Book 161, Page 173.
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 2035 Greenwood Avenue, Nashville, TN 37206.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th day of April, 2026.

Sara Gooden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared Sara Gooden, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028