THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454140

Karen Johnson Davidson County
Batch # 1419268 DEEDWARR
05/12/2026 10:16:25 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20260512-0042566

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2026.

Notary Public
My Commission Expires: _____

VIRGINIA DESTARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Brent Goodman and Andrea L. Goodman 1241 Jefferson Davis Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 145-14-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Dunn and Ansley K. Dunn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Brent Goodman and Andrea L. Goodman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 195, as shown on the map entitled Tyne Valley Estates Section 10, of record in Plat Book 3700, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM DUNN AND ANSLEY K. DUNN, HUSBAND AND WIFE, by deed from BRENDA HAGG, of record in Instrument No. 20230426-0030646, dated April 24, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 145-14-0-037.00.

Matters shown on the Plan of record in Plat Book 3700, page 136, said Register's Office.

This is improved property located at 1241 Jefferson Davis Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2026.

William Dunn

Ansley K. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Dunn and Ansley K. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026