Karen Johnson Davidson County
Batch# 1429859 DEEDWARR
06/09/2026 12:22:30 PM 5 pgs
Fees: $28.00 Taxes: $555.00
20260609-0052072

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 5th day of June, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steven A. Goodwin PO BOX 1332 LaVergn, TN 37086	New Owner	149-00-0 180.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAMIEN GOODWIN AND DAKOTA GOODWIN AND DEVIN GOODWIN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVEN A. GOODWIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wildwood Acres, Section 1, as of record in Book 3500, page 147, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 140 feet on the westerly side of Bell Road, and extends back 353 feet on the northerly line and 359 feet on the southerly line to a dead line, measuring 124 feet thereon.

LESS AND EXCEPT the property conveyed to the State of Tennessee by deed dated 06/04/1996, from Valna Goodwin, a widow, of record in Book 10078, page 433, Register's Office, Davidson County, Tennessee.

SUBJECT TO easements, restrictions, and other terms contained in deed of record in Book 10078, page 433, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Damien Goodwin, Dakota Goodwin and Devin Goodwin, a one-half (1/2) undivided interest, and reserving a life estate unto Steven Goodwin, by deed dated 11/22/2024, from Anthony Goodwin, by the power and authority vested in him as Executor of the Estate of Estill Clark Goodwin, of record in Will Book 12, pages 822-826, Chancery Court, Probate Division, of Dekalb County, Tennessee, of record in Instrument No. 20241210-0095946, Register's Office for said County. The said property having never been Damien Goodwin, Dakota Goodwin, or Devin Goodwin's primary residence.

Also being the same property conveyed to Estil C. Goodwin and Steven A. Goodwin by deed dated 03/19/2015, from Estil C. Goodwin, Executor of the Estate of Valna Goodwin, of record in Instrument No. 20150402-0028579, Register's Office for said County.

The said Estill Clark Goodwin aka Estil C. Goodwin having since died November 16, 2022, and her Last Will and Testament being of record in Instrument No. 20241210-0095945, Register's Office for said

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of June, 2026.

Damien Goodwin

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Damien Goodwin, Dakota Goodwin, and Devin Goodwin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2026.

My commission expires:

7/7/2027

Notary Public

Witness my hand this the 4th day of June, 2026.

Dakota Goodwin

Dakota Goodwin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dakota Goodwin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this the 5th day of June, 2026.

Devin Goodwin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Devin Goodwin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/4/2026 (date of document).

Affiant Signature

6/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

