Karen Johnson Davidson County
Batch# 1434864 DEEDWARR
06/16/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20260616-0054637

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-2259

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12 day of June, 2026

Notary Public

Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Jakob Goodvin and Victoria Goodvin 1941 Stonewater Drive Hermitage, TN 37076	New Owner	097-02-0A-521.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Olivia Katherine Wilson, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Jakob Goodvin and Victoria Goodvin, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 521 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6C of record in Plat at Instrument No. 20160129-0008909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Olivia Katherine Wilson, unmarried by Warranty Deed from Yvonne Zentay and Timothy K. Zentay, wife and husband of record in Instrument No. 20240822-0064572 Register's Office for Davidson County, Tennessee, dated August 20, 2024 and recorded on August 22, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1941 Stonewater Drive, Hermitage, TN 37076

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 11 day of June, 2026.

Olivia Katherine Wilson

STATE OF FLORIDA
COUNTY OF Sarasota

On this 11 day of June, 2026, before me personally appeared Olivia Katherine Wilson, 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 11 day of June, 2026.

Notary Signature
My commission expires: 7/23/27

MICAELA BAPTISTA
Notary Public - State of Florida
Commission # HH 424607
My Comm. Expires Jul 23, 2027
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven 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 June 12. 2026

Affiant Signature

16th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

