Karen Johnson Davidson County
Batch# 1445915 DEEDWARR
07/14/2026 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260714-0063472

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$370,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: ~~OCTOBER 25, 2026~~ 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260239

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Thomas N. Gooch, Sr. and Talia Gooch	Cornerstone First Mortgage, LLC	097-08-0-017.00
(NAME)	(NAME)	
6024 Port Anadarko	2655 Camino Del Rio North, #100	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	San Diego CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMMA JANE MATHIS, AN UNMARRIED WOMAN AND JANICE FISHER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS N. GOOCH, SR. AND TALIA GOOCH, 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:

Being Lot No. 297, on the Plan of Lake Park Subdivision, Section 8, of record in Book 4885, Page 184, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emma Jane Mathis and Stanford Stinson, both unmarried by Warranty Deed from Mark A. Hraba and wife, Jacqueline Hraba of record in Instrument No. 20050927-0116059 Register's Office for Davidson County, Tennessee, dated September 23, 2005 and recorded on September 27, 2005.

Being the same property conveyed to Emma Jane Mathis by Quit Claim Deed from Stanford Stinson, a divorced Person of record in Instrument No. 20150706-0064838 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on July 06, 2015.

Being the same property conveyed to Emma Jane Mathis and Janice Fisher, shall each own a one-half (1/2) undivided interest, as tenant in common by Quit Claim Deed from Emma Jane Mathis of record in Instrument No. 20150706-0064839 Register's Office for Davidson County, Tennessee, dated June 09, 2015 and recorded on July 06, 2015.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee
Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKE PARK, SECTION 8,
as recorded in Plat Book 4885, Page(s) 184.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4787, Page 510 and Book 5063, Page 375.
* Charter for Lake Park Homeowners Association recorded as Book 4669, Page 746 and Book 9949, Page 538.
* Any and all existing easements and restrictions as shown of record not stated herein.

unimproved ☐
This is improved ☒ property, known as 6024 Port Anadarko, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 13th day of July, 2026.

Emma Jane Mathis

Janice Fisher

STATE OF TENNESSEE
COUNTY OF WILSON

Signed and sworn to before me the 13th of July, 2026, by Emma Jane Mathis and Janice Fisher, 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 (or person's) free act and deed.

Notary Public
Affix stamp/seal:



True Copy Certification

I, **Jodi Jackson,** 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 this the 13 day of July, 2026.

Affiant Signature
Date 7/13/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

