Karen Johnson Davidson County
Batch# 1449906 DEEDWARR
07/21/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20260721-0065942

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 10 Burton Hills Blvd, Ste 130 Nashville, TN 37215 CRT File No. 260654870	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $469,900.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2026. Notary Public My Commission Expires: 11-21-27

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Lawrence Goodman III and Wanda Y. Goodman 542 Moncrief Avenue Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 018 15 0 005.00

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, **Jonathan Logan Ross and Macy Renee Oatts n/k/a Macy Oatts Ross, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence Goodman, III and Wanda Y. Goodman, husband and wife**, ("Grantees"), its 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 No. 77 on the plan of the 2nd Revision of the Moncrief Subdivision, not of record, described according to a survey by John Kohl, dated August 04, 1967, as follows:

Beginning at a point on the Westerly margin of Moncrief Avenue at an iron pin, common corner of Lot No. 78; thence with the curve of Moncrief Avenue in a Southwesterly direction 115.6 feet to an iron pin; thence North 60 degrees West 177.5 feet to an iron pin; thence North 8 degrees 22' East 124 feet to an iron pin and corner of Lot No. 78; thence with the line between Lots 77 and 78, South 59 degrees 45' East 259.6 feet to the point of beginning.

Being the same property conveyed to Jonathan Logan Ross, unmarried and Macy Renee Oatts, unmarried, Joint Tenants with Rights of Survivorship, by Warranty Deed from Joseph Spicer and Juanita Spicer, husband and wife, of record in Instrument No. 20230606-0042667, in the Register's Office of Davidson County, Tennessee, dated June 1, 2023 and recorded on June 6, 2023.

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.

This is improved property located at 542 Moncrief Avenue Goodlettsville TN 37072

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 16th day of July, 2026.

Jonathan Loan Ross

Macy Renee Oatts n/k/a Macy Oatts Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Logan Ross and Macy Renee Oatts n/k/a Macy Oatts Ross, 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 16th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 6, 2030

Certificate of Authenticity

I, Holly A Mason, 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 7/16/26.

Holly A

Affiant Signature

7/17/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17 day of July, 2026

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028