Karen Johnson Davidson County
Batch# 1451161 DEEDWARR
07/23/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260723-0066871

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lynne D. Gooding 2203 Riva Row, Apt 1311 The Wooodlands, TX 77380	Lynne D. Gooding 2203 Riva Row, Apt 1311 The Wooodlands, TX 77380	180 02 0A 024.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Holly M. Waldrup, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto the **Mary C. Beard Descendants Trust U/T/A 12/31/2025, Lynne D. Gooding and Julia M. Odom Co-Trustees,** ("Grantee") all of my right, title and interest in and to that certain real property known as 1033 Stone Ridge Drive, Nashville, TN 37211, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of The Ridge at Stone Creek, Section I of record in Plat at Instrument No. 20031027-0157621, 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 Holly M. Waldrup, by Quitclaim Deed from Adam H. Waldrup, dated February 15, 2024, and recorded August 14, 2024, of record in Instrument No. 20240814-0062072, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam H. Waldrup and Holly M. Waldrup, husband and wife, by Warranty Deed from Matt Manzano and wife, Kristina Manzano, dated February 13, 2018, and recorded February 15, 2018, of record in Instrument No. 20180215-0014985, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1033 Stone Ridge Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors, heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives,

to warrant and forever defend the title to the said land to the said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, she, the said, **Grantor**, hereunto set by hands and seals this 22nd day of July, 2026.

Holly M. Waldrup

STATE OF New York
COUNTY OF Clinton

On this 22nd day of July, 2026, before me personally appeared **Holly M. Waldrup**, 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 22nd day of July, 2026.

Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary Public
My commission expires: _____

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

Certificate of Authenticity

I, Robyn L. Rudy, 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 7-22-26 (date of document).

Affiant Signature

Date: 7-22-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER