WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470771 DEEDWARR
09/10/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260910-0083914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria Goddard	Victoria Goddard	098-00-0-040.00
(NAME) 305 Jewel Place	(NAME) 305 Jewel Place	
(ADDRESS) Mt Juliet, TN 37122	(ADDRESS) Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Roger M. Kanies, and wife and Judith M. Kanies, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Victoria Goddard, a single woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 5 on a survey made by Robert H. Meade, Engineer, dated May 3, 1958, of acreage tracts of the Jacobs Farm, more particularly described as follows:

BEGINNING in the northerly margin of Earhart Pike at the southwesterly corner of the property conveyed to Edward Bearce and wife, by deed of record in Book 2804, page 292, Register's Office for said County; thence with Bearce's westerly line, North 1 degree 47 minutes East 442.0 feet to a point; thence North 88 degrees 13 minutes West 198.9 feet to a point; thence southerly 421.0 feet to the northerly margin of Earhart Pike; thence with said Pike, easterly 200 feet to the beginning.

Being the same property conveyed to Roger M. Kanies and wife, Judith M. Kanies by Deed from Robert L. Davidson and wife, Cheryl L. Davidson, dated 09/29/1989, of record in Book 7953, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3125 Earhart Road, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of September, 2026

Roger M. Kanies

Judith M. Kanies

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger M. Kanies and Judith M. Kanies, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2026.

Notary Public:
My Commission Expires: 5/21/2030

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 9, 2026.

Lissa Groom
Affiant
Date: 9/9/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9th day of September, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON