Karen Johnson Davidson County
Batch# 1477285 DEEDWARR
09/24/2026 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $6,345.50
20260924-0088846



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,715,000.00.

Affiant

Subscribed and sworn to before me, this September 23, 2026.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Austin Michael Goodwin Taylor Keiffer Goodwin	New Owner	118-06-1A-002.00-CO
916B Gale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Andrew Do and Monika Schmidt, NKA Monika Do, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Austin Michael Goodwin and Taylor Keiffer Goodwin, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, as established by Declaration of Covenants, Conditions and Restrictions for Gale Lane Residences I, of record as Instrument No. 20180905-0088004 and being shown on Plat attached thereto as Exhibit "C", 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 Andrew Do and Monika Schmidt by Warranty Deed from Henry David Delaureal and Elizabeth G. Delaureal, husband and wife of record in Instrument No. 20220804-0089000 Register's Office for Davidson County, Tennessee, dated July 26, 2022 and recorded on August 04, 2022.

This is [x] improved [ ] unimproved property known as 916B Gale Ln, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 21st day of September, 2026.

Andrew Do

Monika Do

STATE OF ~~TENNESSEE~~ S.F Florida
COUNTY OF ~~DAVIDSON~~ S.F Broward

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew Do and Monika Do, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of September, 2026.

Notary Public
My Commission Expires: 7/13/2029

SALA FERGUSON
MY COMMISSION #HH589676
EXPIRES: JUL 13, 2029
Bonded through 1st State Insurance

Lenders Title Company File No. TN-2603262-7524

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/23/2024.

Date

Affiant Signature

9/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of September, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

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