THIS INSTRUMENT PREPARED BY:
Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1485138 DEEDWARR
10/16/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20261016-0094877

ADDRESS NEW OWNER
Kristen L. Keely-Dinger
2121 Belmont Blvd., #2
Nashville, TN 37212

SEND TAX BILLS TO
NEW Owner

MAP/PARCEL
104160J007.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY G. GOODWIN AND SPOUSE, BRIAN J. LINK** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **KRISTEN L. KEELY-DINGER,** ("Grantee" herein), her successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 7 of The Jenkins, a Planned Unit Development as shown on Exhibit "D" In the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160422-0039512, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to sad Declaration appearing in Instrument Number 20160422-0039512 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jeffrey G. Goodwin and spouse, Brian J. Link, by Warranty Deed from Timothy D. Perkins, Trustee of the Timothy D. Perkins Revocable Living Trust, dated April 20, 2021, of record as Instrument No. 20231011-0079729, Register's Office for Davidson County, Tennessee, dated October 06, 2023, and recorded on October 11, 2023.

Being improved property known as: 2121 Belmont Blvd., #2, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 GRANTOR has hereunto set his hands as of this 15 day of October, 2026.

JEFFREY G. GOODWIN

BRIAN J. LINK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **JEFFREY G. GOODWIN AND BRIAN J. LINK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of October, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,950,000.00.**

Tracy Perry

Sworn to and subscribed before me this 15 day October, 2026.

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-1-27

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 15th, 2026. (date of document).

Signature

Date: October 15th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 15th day of October, 2026.

Notary Public

My commission Expires:

SEAL

