THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,999.00 Affiant Subscribed and sworn to before me, this 1 day of September 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1046659 DEEDWARR
09/06/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230906-0069910

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Megan Goetz and Carter Raymond Austin 906 A Cahal Avenue Nashville, TN 37206	Send Tax Bills to: Deutsche Bank National Trust Company ATT: Pennymac, 1761 E Saint Andrews Pl., Santa Ana, CA 92705	Tax Parcel ID No. 072-09-3P-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MEGAN GOETZ, UNMARRIED, AND CARTER RAYMOND AUSTIN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Ninehundredsix Cahal Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220519-0058347, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ninehundredsix Cahal Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220519-0058347, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Jackson Builders, LLC by Warranty deed from Lissie Ann Tayse of record in Instrument No. 20220412-0042409 Register's Office for Davidson County, Tennessee, dated April 05, 2022 and recorded on April 12, 2022.

This is improved property commonly known as: **906 A Cahal Avenue Nashville, TN 37206**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August 2023.

JACKSON BUILDERS, LLC

By: _____
Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Jennifer S. Ghanem,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Representative of **Jackson Builders, LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 31st day of August 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 11-2-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of ~~September~~ August, 2023.

Affiant Signature
Date 9-1-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024