This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23742-DJ

Karen Johnson Davidson County
Batch# 1234622 DEEDWARR
02/05/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,308.80
20250205-0008882

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $624,000.00.

Affiant

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of February, 2025.

Notary Public
My Commission Expires: 9-8-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Robert Gofus Susan Gofus 4955 NW 103rd Coral Springs, FL 33067	SAME AS NEW OWNER	104-02-0C-302-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew David Owen, married, as the heir at law of Mark D. Owen, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Gofus and Susan Gofus, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit 302, together with the appurtenant common elements of the Midtown Lofts Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Midtown Lofts Condominiums, of record in 20050630-0075478; as amended in Instrument No. 20060921-0117372; Instrument No. 20061016-0128233; Instrument No. 20070124-0009913; and in Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of Midtown Lofts Condominium attached as exhibit to said Master Deed, as amended; and to boundary plan of record in Instrument No. 20050616-0069146, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Mark D. Owen, an unmarried man by Warranty Deed from Clayton, LLC, a Tennessee limited liability company, dated December 16, 2020, recorded December 17, 2020, of record in Instrument No. 20201217-0149604, Register's Office for Davidson County, Tennessee. Mark D. Owen died May 14, 2024. Pursuant to the Last Will and Testament of Mark David Owen filed in Davidson County Seventh Circuit Probate Court Docket 24P1084, all right and interest in and to the subject property devises to Matthew David Owen.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is ☒ improved property located at: **205 31st Avenue North, #302, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 4th day of February, 2025.

GRANTOR:

Matthew **David** Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew David Owen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of February, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: 5-9-26

202502050008882

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 4, 2025.**

Signature 02/04/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY