THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$453,500.00**. **Affiant** Subscribed and sworn to before me, this **1st day of April, 2025**. **Notary Public** **My commission expires:** 10-25-26

Karen Johnson Davidson County
Batch# 1259917 DEEDWARR
04/14/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,677.95
20250414-0028278

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David C. Goss and Brennen A. Yeckering **2142 Mulberry Downs Circle** **Nashville, TN 37207**	Guaranteed Rate 4044 N Lincoln Ave #324 Chicago, IL 60618	**050-07-0A-167.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sydney Frederick, an unmarried woman and Michael Bogart, an unmarried man, as tenants in common with rights of survivorship**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **David C. Goss, single and Brennen A. Yeckering, single, as joint tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 167, on the plan of FINAL PLAT SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056G) SUBDIVISON PHASE 2, as shown on plat of record in Plat Instrument 20211209-0163364, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sydney Frederick, an unmarried woman and Michael Bogart, an unmarried man, as tenants in common with rights of survivorship, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona Corporation, of record in Instrument No. 20221221-0131885, in the Register's Office of Davidson County, Tennessee, dated December 21, 2022 and recorded on December 21, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2142 Mulberry Downs Circle, Nashville, TN 37207**.

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 in 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. 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.

Witness my/our hand(s) this **1st day of April, 2025.**

Michael Bogart

Sydney Frederick

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of April, 2025, before me personally appeared Michael Bogart and Sydney Frederick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 April 1, 2025

Signature
April 1, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 1, 2025

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026