This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6121-AP

Karen Johnson Davidson County
Batch# 1289012 DEEDWARR
06/23/2025 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20250623-0049306

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2025.

Notary Public
My Commission Expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Edward Goers Oliva Rose Beale 1116 A 2nd Ave Nashville, TN 37210	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	105-03-0O-003-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Thomas M. Taugher, a married man, and Ryan Taugher, an unmarried person** (individually and/or collectively, "Grantor"), transfer and convey unto **Thomas Edwards Goers and Oliva Rose Beale, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the Homes at 1116 2nd Avenue South, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1116 2nd Avenue South, of record in Instrument No. 20181121-0114706; as amended in Instrument No. 20181231-0126054, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, 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 Declaration, as amended. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended, and original plan of Subdivision of the Corbitt Property, of record in Book 1, page 41, Chancery Court of Nashville, for a more complete identification and placement of such Unit.

Together with Mutual and Reciprocal Fencing Easement and Maintenance Agreement of record in Instrument No. 20241031-0084415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Taugher and Thomas M. Taugher by Warranty Deed from City Limits Construction, LLC, a Tennessee limited liability company, dated December 28, 2018, recorded December 31, 2018, of record in Instrument No. 20181231-0126055, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This Instrument executed on behalf of Ryan Taugher ("Principal") by Thomas Taugher pursuant to the Power of Attorney of record Instrument Number 20250620-0048267, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1116 2nd Avenue South, A, Nashville, TN 37210**

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 the 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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 18th day of June, 2025.

GRANTOR:

Thomas M. Taugher

Ryan Taugher by Thomas M. Taugher Attorney in Fact

Ryan Taugher by Thomas Taugher as Attorney-in-Fact

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas M. Taugher, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **18**th day of June, 2025.

JAMES J. ZAK
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public
My Commission expires: JAN 18 2027

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Taugher, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ryan Taugher ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this **18**th day of June, 2025.

JAMES J. ZAK
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public
My Commission expires: JAN 18 2027

EXHIBIT "A"
TO Warranty Deed
From: Thomas M. Taugher and Ryan Taugher
To: Thomas Goers and Oliva Rose Beale

STATE OF WISCONSIN
COUNTY OF WAUKESHA

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 18th day of June, 2025.

Notary Public
My Commission Expires: JAN 18 2027

JAMES J. ZAK
NOTARY PUBLIC
STATE OF WISCONSIN

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/23/2025 (date of document).

Affiant Signature

6/23/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

