This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6984-MC

Karen Johnson Davidson County
Batch# 1328251 DEEDWARR
09/30/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250930-0077552

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2025.

Notary Public
My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caitlin Light and Taylor Edmunds 1557 Brockton Lane Nashville, TN 37221	New Owners	141-05-0A-553.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jason Soucy Tilley, and spouse Joseph Mitchell Tilley,** (individually and/or collectively, "Grantor"), transfer and convey unto **Caitlin Light, and Taylor Edmunds, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 553 on the Plan of Final Plat, Avondale, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Soucy Tilley and spouse, Joseph Mitchell Tilley by QuitClaim Deed from Jason Soucy Tilley F/K/A Jason Soucy And Spouse, Joseph Mitchell Tilley of record in Instrument No. 20191112-0116584 Register's Office for Davidson County, Tennessee, dated September 04, 2019 and recorded on November 12, 2019. Further being the same property conveyed to Jason Soucy and Spouse, Joseph Mitchell Tilley by Warranty Deed from James Smith Jr. and Wife, Jennifer Colvin-Smith of record in Instrument No. 20180927-0095853 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 27, 2018.

This is ☒ improved or ☐ unimproved property located at: **1557 Brockton Lane, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of 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 25 day of September, 2025.

GRANTOR:

Jason Soucy Tilley

Joseph Mitchell Tilley

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jason Soucy Tilley and Joseph Mitchell Tilley**, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of ~~September, 2025~~.

Notary Public MICHAEL J O'SULLIVAN
My Commission expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

202509300077552

Certificate of Authenticity

I, Holly A Mason, 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 9/24/25.

Affiant Signature

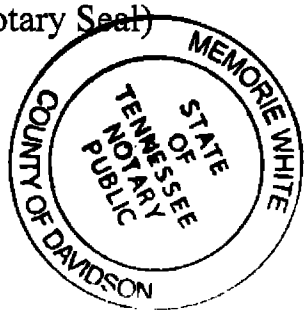
9/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025

Notary's Signature

(Notary Seal)



My Commission Expires: 3.6.2029