WARRANTY DEED

File No.: 2025-0468

Karen Johnson Davidson County
Batch# 1330305 DEEDWARR
10/03/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20251003-0079181

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Affiant

Subscribed and sworn to before me on OCTOBER 1, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Fiona Rebecca Cauley and Matthew Taylor and Milton Boyd Taylor 2201 8th Avenue South, #306 Nashville, TN 37204	UNITED WHOLESALE Mortgage 700 South Blvd East Pontiac, MI 48341	105-14-0D-306.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUSTIN FINDLAY, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FIONA REBECCA CAULEY, UNMARRIED WOMAN, AND MATTHEW TAYLOR, UNMARRIED MAN, AND MILTON BOYD TAYLOR, A MARRIED MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 306, on the Horizontal Property Regime for The Lofts on Eighth, a condominium as recorded in the Master Deed of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JUSTIN FINDLAY, UNMARRIED, by deed from TODD W. LAWRENCE, A MARRIED MAN, of record in Instrument No. 20200430-0045309, dated April 28, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2201 8th Avenue South, #306, Nashville, TN 37204.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on _October 1, 2025.

Grantor:

Justin Findlay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Justin Findlay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: May 20, 2028

My Commission expires: _____

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **October 1, 2025**.

Affiant Signature

10/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY