Karen Johnson Davidson County
Batch# 1335990 DEEDWARR
10/20/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20251020-0083345

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651304** ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me, this 16th day of October, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Samuel Philip Oliver and Katelyn Patrick 5607B California Avenue Nashville TN 37209	Send Tax Bills To: **New owner**	Tax Information: Tax Parcel ID No. 091-02-0-281.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Gould and Helen Schnaper n/k/a Helen Gould, husband and wife and Robert Gould and Madelyn Gould, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel Philip Oliver, an unmarried man, and Katelyn Patrick, an unmarried woman, as joint tenants with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1516 of Block No, 47 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1516 fronts together 25 feet on the Southerly side of California Avenue and back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Gould, unmarried, and Helen Schnaper, unmarried, and Robert Gould and Madelyn Gould, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Hartwell E. Gex, III and Jessica L. Gex, husband and wife of record in Instrument No. 20180605-0053810 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 05, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20151022-0107694, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5607B California Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of October, 2025.

Michael Gould

Helen Gould

Robert Gould

Madelyn Gould

STATE OF FL)
COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Gould and Helen Gould, and Robert Gould and Madelyn Gould, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
produced drivers lic. physically appeared.

Witness my hand, at office, this 14th day of October, 2025.

Notary Public Mark R. Bryan
My Commission Expires: 9-17-26

Mark R Bryan
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH295609
My Commission Expires 09-17-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 14, 2025**.

Date

Alli P

Affiant Signature

10/20/25

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

