WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 5-3-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

Karen Johnson Davidson County
Batch# 1337447 DEEDWARR
10/23/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $4,236.50
20251023-0084499

File #25-TL-0807-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Martin Gossett and Wendy Mae Gossett	**Studio Bank**	
(NAME)	(NAME)	
807 B Porter Road	**124 12th Avenue South, #400**	**083 07 3B 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN, 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARY ALEXANDRA COLEMAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GREGORY MARTIN GOSSETT AND WENDY MAE GOSSETT, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restriction for a Horizontal Property Regime with Private Elements for 807 PORTER ROAD HOMES of record in Instrument No. 20161208-0128977, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Alexandra Coleman, an unmarried woman, by Warranty Deed from MRB Developers, LLC, a Tennessee Limited Liability Company and RA Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180509-0044536, in the Register's Office of Davidson County, Tennessee, dated on May 04, 2018 and recorded on May 09, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TILLMAN SUBDIVISION, PART 1, as recorded in Plat Book 1130, Page 29.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161208-0128977.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **807 B Porter Road, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 17th day of October, 2026.

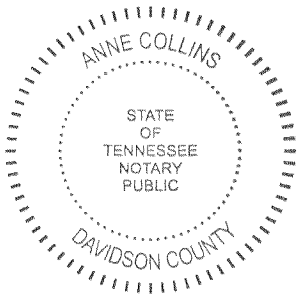
Mary Alexandra Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of October, 2025, before me personally appeared Mary Alexandra Coleman, 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.

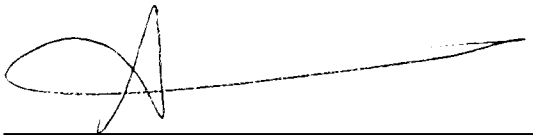
Witness my hand, at office, this 17 day of October, 2025.

Notary Signature
My commission expires: 10-4-27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 17, 2025** .



Affiant Signature — Date: **10/23/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **October 23, 2025**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

