Karen Johnson Davidson County
Batch# 1339185 DEEDWARR
10/28/2025 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20251028-0085907

WARRANTY DEED

MAHMUT KURT
Notary Public, State of New Jersey
My Commission Expires Jun 28, 2028

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/27/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06/28/2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 7484-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Janice R Gault and Donald Gault		051-03-0-155.00
918 Cayce Drive		
Madison, TN 37115		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Landers At Cayce Drive LLC, a New Jersey Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janice R. Gault and Donald Gault, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, 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. 55 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, 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 William M. Landers and Alyson M. Landers, husband and wife by Warranty Deed from Rene Garcia Perez and Yamilet Montejo Fuentes, husband and wife of record in Instrument No. 20230417-0027770 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 17, 2023.

Being the same property conveyed to Landers At Cayce Drive, LLC, A New Jersey limited liability company by Quitclaim Deed from William M. Landers And Alyson M. Landers, Husband And Wife of record in Instrument No. 20230815-0063559 Register's Office for Davidson County, Tennessee, dated July 25, 2023 and recorded on August 15, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 918 Cayce Drive Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on October 24, 2025

Landers At Cayce Drive LLC, a New Jersey Limited Liability Company

By: _____
William M. Landers, Member

STATE OF New Jersey
COUNTY OF Hudson

Before me, the undersigned, a Notary Public of said County and State, personally appeared William M. Landers, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Landers at Cayce Drive, LLC, the within named bargainor, a New Jersey limited liability company, and that William M. Landers as such President executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this October 24, 2025.

_____
Notary Public

My Commission Expires: 06/28/2028

MAHMUT KURT
Notary Public, State of New Jersey
My Commission Expires Jun 28, 2028

File #: 7484-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/24/25 (date of document).

Jennifer L. Pennell

10/28/25

Date

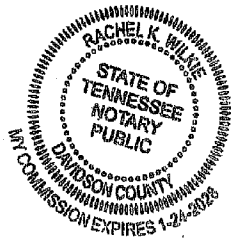
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/28, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal