Karen Johnson Davidson County
Batch# 1342127 DEEDWARR
11/05/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $4,665.70
20251105-0088063

WARRANTY DEED *Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

File No. AP-25-10433

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Justin Floyd and Tara Floyd | **New Owner** | |
| (NAME) | (NAME) | |
| 1407 Cardinal Avenue | **1407 Cardinal Avenue** | 062-13-0-044-00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | **Nashville, TN 37216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Becky Mick and Sean Mick, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Floyd and Tara Floyd, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 10 on the Plan of Final Subdivision Plat Revision to Lots 9 & 10, Block A, Country Club Estates of record in Plat at Instrument No. 20060202-0012962, 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 Becky Mick and Sean Mick, husband and wife by Warranty Deed from Igor Gukasov and Tatiana Yastrebova, husband and wife of record in Instrument No. 20240829-0066514 Register's Office for Davidson County, Tennessee, dated August 27, 2024 and recorded on August 29, 2024.**

**This is property more commonly known as 1407 Cardinal Avenue, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 3rd day of November, 2025.

Becky Mick

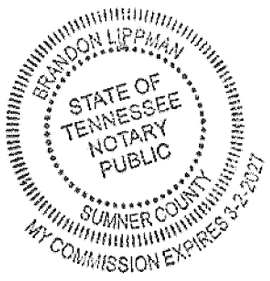
Sean Mick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2025, before me personally appeared Becky Mick, & Sean Mick, 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 3rd day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Pam Autry, 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 **November 3, 2025**.

Date

Affiant Signature

**November 3, 2025**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **November**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)