Karen Johnson Davidson County
Batch# 1342779 DEEDWARR
11/07/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20251107-0088882

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephany Medina	New Owners	
(NAME) 14 Garden St Unit B	(NAME)	105040A00200CO
(ADDRESS) Nashville TN 37210	(ADDRESS)	
(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, **Sagen Taylor Eatwell, Maya Bryn Krause, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephany Medina,** 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 Unit B of Garden Street Homes, a Horizontal Property Regime with private elements located at Nashville, Davidson county Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Garden Street Homes, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20130312-0024452, Registers Office for Davidson County Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of Garden Street Homes a Horizontal Property Regime with private elements, contained in said declaration, the plat filled has Exhibit "B" to said declaration appearing in instrument No 20300312-0024452, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part hereof the same as though copied here in for a more complete in identification and description of said Unit.

Being the same property conveyed to Sagen Taylor Eatwell, Maya Byrn Krause, husband and wife, by virtue of that certain Warranty Deed dated August 30, 2021, and being of record at Instrument No. 20210901-0117958 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 14 Garden St. Unit B Nashville, TN 37210
(unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28th day of October, 2025.

Sagen Taylor Eatwell

Maya Bryn Krause

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sagen Taylor Eatwell and Maya Bryn Krause**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 5, 2025.

Affiant Signature

11/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026