WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350927 DEEDWARR
11/26/2025 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20251126-0094336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-555

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Ciocco and Mary Fuchs	Old National Bank	081 10 0 238.00
(NAME) 2302 Osage Street	(NAME) P.O. Box 918	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **McGu Investments LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jeffrey Ciocco and Mary Fuchs, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 2302 Osage Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 18 day of November, 2025.

GRANTOR:

McGu Investments LLC,
a Tennessee Limited Liability Company

By: Elizabeth Pagano McGuire
Elizabeth Pagano McGuire, Sole Member

STATE OF Washington)

COUNTY OF Pierce)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Elizabeth Pagano McGuire with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of McGu Investments LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as Sole Member of the Limited Liability Company.

WITNESS my hand, at office, this 18 day of November, 2025.

OLGA BUTROVICH
Notary Public
State of Washington
Commission # 20109124
My Comm. Expires Jul 23, 2028

Olga Butrovich
Notary Public

My Commission Expires: 7/23/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: c33e7bc6-9b21-4bd4-8d2d-f166fcdf118f

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of TYLER'S THREE LOT SUBDIVISION, OSAGE STREET & 23RD AVE. NORTH, of record in Plat Book 8250, Page 75, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description thereof.

Being the same property conveyed to McGu Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elizabeth McGuire, a married woman, of record in Instrument No. 20210405-0044023, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on April 05, 2021.

Being the same property conveyed to Elizabeth McGuire, by Warranty Deed from Andrew A. Anglemyer, Unmarried, of record in Instrument No. 20191118-0118384, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

True Copy Certification

I, **Jodi Jackson,** 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 this the 19 day of November, 2025.

Affiant Signature
Date 11/18/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

