THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38957-10-2025** RETURN TO: PRE[illegible] ESCROW, LLC [illegible] HARDSBOROUGH PIKE, STE 300 [illegible] VILLE, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON· The actual consideration or value, whichever is greater, for this transfer is: $850,000 00 MGS Prance Affiant Subscribed and sworn to before me this 18 day of December, 2025 Notary My Commission Expires·

Karen Johnson
Batch # 1352816
12/02/2025 11 50 16 AM
Fees $18 00 Taxes $3,145 00

Davidson County
DEEDWARR
3 pgs

20251202-0095430

BOX 10-A

WARRANTY DEED

Address New Owner: Caleb J. Harris, Heather C. Harris 2608 W. Linden Avenue Nashville, TN 37212	**Send Tax Bills To:** Liberty Federal Credit Union ATTN: Mortgage Servicing 1200 Forest Bridge Road Louisville, KY 40223	**Tax Information:** Map and Parcel No : 10415012800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy L. Gaca and husband, Jonathan E. Bremer** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Caleb J. Harris and Heather C. Harris, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2608 W. Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2025.

Kathy L. Gaca

Jonathan E. Bremer

STATE OF MINNESOTA

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy L. Gaca and Jonathan E. Bremer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2025.

Notary Public

My Commission Expires: 1/31/2029

KARIN P MALEY
Notary Public
State of Minnesota
My Commission Expires
January 31, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 90.0 feet of Lot No. 7 as shown on the Plan of Sunset Park Subdivision of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 90.0 feet on the north side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 162.1 feet, more or less, to a dead line.

Being the same property conveyed to Kathy L. Gaca and husband, Jonathan E. Bremer by deed dated June 28, 2005 from Lani L. Wilkeson, unmarried, of record in Instrument No. 20050630-0075320, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 Davidson County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 332, page 132, Register's Office for Davidson County, Tennessee.