WARRANTY DEED

Karen Johnson Davidson County
Batch# 1352849 DEEDWARR
12/02/2025 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20251202-0095470

File No. BC-25-547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Austin and Christopher Eric Delgado	New Owner	
(NAME)	(NAME)	103-06-0-030.00
5534 Oakmont Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **GOLDEN STATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE AUSTIN, A SINGLE WOMAN AND CHRISTOPHER ERIC DELGADO, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 8 on the Revised Plan of Richland Meadows, Section IV, of record in Plat Book 2330, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 65 feet on the North side of Oakmont Circle and runs back between parallel lines, 141.1 feet on the West line and 104.61 feet on the East line to a dead line in the rear on which it measures 75.3 feet.

Being the same property conveyed to Select Home Solutions Group, LLC, a Mississippi Limited Liability Company by Warranty Deed from Lori Kinney, an Unmarried Woman of record in Instrument No. 20240802-0058716 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 02, 2024.

Being the same property conveyed to Golden States Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Select Home Solutions Group, LLC, a Mississippi Limited Liability Company of record in Instrument No. 20250206-0009170 Register's Office for Davidson County, Tennessee, dated February 05, 2025 and recorded on February 06, 2025.

This is property more commonly known as 5534 Oakmont Circle, Nashville, TN 37209.

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 28th day of November, 2025.

Golden States Properties LLC, a Tennessee Limited Liability Company

By:_____
Michelle Knutson, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

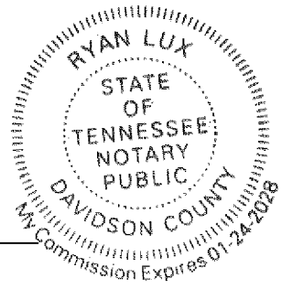
Before me, Ryan Lux of the state and county mentioned, personally appeared Michelle Knutson, Managing Partner of Golden States Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Partner of Golden States Properties LLC, the within named bargainor, a Limited Liability Company, and that such Michelle Knutson, Managing Partner of Golden States Properties LLC as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Partner.

Witness my hand and seal, this 28th day of November, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Certificate of Authenticity

I, Ryan Lux, 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 28, 2025**.

Date

Affiant Signature

11/28/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029