WARRANTY DEED

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

G-ORE-25-5259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 07/02/29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MASON DANIEL MASSEY AND VICTORIA LEIGH MASSEY	**Unified Lending, Inc.**	
(NAME) **5259 Brick Church Pike**	**10808 South River Front Pkwy. Suite 393**	**017-00-0-164.00**
(ADDRESS) **Goodlettsville, TN 37072**	**South Jordan, UT 84095**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE L. CANLAS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MASON DANIEL MASSEY AND VICTORIA LEIGH MASSEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin set in the Southerly margin, 25.0 feet from the center line of Brick Church Pike, corner to Arthur Newman, and being the most Northwest corner of this tract; thence, with the margin of said pike for the next three calls as follows: North 51 degrees 44 minutes 53 seconds East 39.18 feet to a point; thence, with a curve to the right having a central angle of 19 degrees 07 minutes 16 seconds a radius of 462.31 feet, an arc length of 154.29 feet, and a chord of North 61 degrees 18 minutes 31 seconds East 153.57 feet to a point; thence, North 70 degrees 52 minutes 09 seconds East 217.58 feet to an iron pin set in the margin, 25.0 feet from the center line of said Brick Church Pike, corner to what is now or formerly Sam Thompson Property; thence, leaving said pike and with the line of said Thompson for the next five calls as follows: South 21 degrees 43 minutes 25 seconds East 342.22 feet to an iron pin set; thence, South 75 degrees 06 minutes 16 seconds West 52.37 feet to an iron pin set; thence, South 61 degrees 34 minutes 52 seconds West 310.52 feet to an iron pin set; thence, South 9 degrees 31 minutes 04 seconds West 45.41 feet to an iron pin set; thence, South 57 degrees 28 minutes 46 seconds West 91.78 feet to an existing iron pin in the line of said Thompson, and a corner to said Arthur Newman; thence, with the line of said Newman for the next three calls as follows: North 22 degrees 43 minutes 27 seconds West 324.76 feet to an existing iron pin; thence, North 60 degrees 40 minutes 20 seconds East 89.18 feet to an existing iron pin; thence, North 34 degrees 15 minutes 47 seconds West 73.53 feet to the beginning, containing 3.878 acres more or less, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 17, 1991.

Included in the above description but Expressly Excluded from this conveyance is the property listed below:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Beginning at an iron rod in the South right of way of Brick Church Pike approximately 3,870 feet Northeast of Dry Creek Road, being the Northeast corner of the Pat Reese property as described in deed book 5004 page 765 RODC, thence leaving said right of way, with the South line of the Larry Porter property as described in deed book 8407 page 828 South 36 degrees 13 minutes 38 seconds East 73.62 feet to the true point of beginning, thence with the Pat Reese's North line, South 58 degrees 47 minutes 47 seconds West 89.32 feet to an iron rod, thence South 25 degrees 01 minutes 30 seconds East 324.89 feet to an iron rod, thence with Larry Porter's East fine, North 39 degrees 34 minutes 57 seconds East 124.54 feet to an iron rod, thence with a new dividing line, North 29 degrees 50 minutes 48 seconds West 282.10 feet to the point of beginning.

Being the same property conveyed to Catherine L. Canlas, a single woman by Warranty Deed from Brody J. Logan, married of record in Instrument No. July 12, 2021 Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on 20210716-0095686.
Catherine L. Canlas having since married. Jared Allan Swanson joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

Karen Johnson Davidson County
Batch# 1359952 DEEDWARR
12/19/2025 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20251219-0100863

This conveyance is subject to:

- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to those matters according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 17, 1991.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5259 Brick Church Pike, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF DECEMBER, 2025.

Catherine L. Canlas

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE L. CANLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 4th DAY OF DECEMBER, 2025

Jared Allan Swanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED ALLAN SWANSON the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of December, 2025.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/12/2025.

John Cobb Rochford

Date: 12/12/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/12/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29