WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360495 DEEDWARR
12/22/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20251222-0101383

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $487,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/18/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/20/2029

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 10070-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Gilberto Andres Basurto, Jr. and Kelani Domine		182-15-0B-069.00-CO
2525 Prairie Hill Drive		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael Gooch, a married man, as his sole and separate property

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilberto Andres Basurto, Jr. and Kelani Domine, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 69 on the Plan of Major Subdivision Final Plat, Clover Glen Phase 2 and Resubdivision of Open Space 7, Clover Glen Phase 1A, as shown on plat of record in Instrument No. 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael A. Gooch, a married man by Warranty Deed from Holly J. Graff, unmarried of record in Instrument No. 20210722-0098883 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 22, 2021.

The above described property never having been the marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2525 Prairie Hill Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 18, 2025.

Michael Gooch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Michael Gooch, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 18, 2025.

Notary Public

My Commission Expires: 10/20/2029

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

File #: 10070-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Danielle Chandler, 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 18 day of December, 2025.

Attorney/ Custodian

12/18/2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rachel Richard, a Notary Public for this county and state, Danielle Chandler who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 18 day of December, 2025.

Notary Public
My commission expires on: 01/18/2027

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY