WARRANTY DEED

Karen Johnson
Batch # 1361757
12/29/2025 09:35:13 AM
Fees: $13.00 Taxes: $2,194.54

Davidson County
DEEDWARR
2 pgs

20251229-0102458

JM-CB-25-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $593,120.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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)
The Charles Goudeau Trust dated September 21, 1996 Charles Goudeau	**First Community Mortgage, Inc.**	
(NAME) **13032 Bender Drive**	(NAME) **262 Robert Rose Dr, Suite 200**	**062-020C00300-CO**
(ADDRESS) **Moreno Valley, CA 92553**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **M/I HOMES OF NASHVILLE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE CHARLES GOUDEAU TRUST DATED SEPTEMBER 21, 1996 AND CHARLES GOUDEAU,** 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:

Land in Davidson County, Tennessee, being Lot No. 3, of Pennington Mills, as shown of record in Instrument No. 20250327-0022838, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to M/I Homes of Nashville, LLC, a Delaware limited liability company by Special Warranty Deed from St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation, dated June 23, 2023 and recorded June 23, 2023 in Instrument No. 20230623-0047999, and further being conveyed by Quitclaim Deed in Instrument No. 20230327-0048000, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record as Instrument Number 20250327-0022838 and Plat Book 421, Page 140, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20250205-0008732, Register's Office for Davidson County, Tennessee.
- Declaration of restrictions for stormwater facilities in Instrument No. 20231213-0096302, Register's Office of Davidson County, Tennessee.
- Agreement for easement for conservation greenway in Instrument No. 20250305-0016416, Register's Office of Davidson County, Tennessee.
- Deed of conveyance to the State of Tennessee, Department of Transportation in Instrument NO. 20010313-0023916, Register's Office of Davidson County, Tennessee.

- Easement in Book 3959, Page 591, and Book 3959, Page 587, Register's Office of Davidson County, Tennessee.
- Affidavit of furtherance of title in regards to Lease Termination in Instrument No. 20230623-0047998, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Canal Circle, Nashville, Tennessee 37214**.

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 11th DAY OF DECEMBER, 2025.

M/I Homes of Nashville, LLC

BY: Julie M Ellis

Julie Ellis
Vice President of Finance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ELLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged ~~himself~~/herself to be the VICE PRESIDENT OF FINANCE of M/I HOMES OF NASHVILLE, LLC the within named bargainor, a limited liability company, and that ~~he~~/she as such VICE PRESIDENT OF FINANCE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official ~~seal~~, this the 11th of December, 2025.

Notary Public
My Commission Expires: 6-26-2027
(SEAL)

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 06-26-2027

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