This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25148-AP

Karen Johnson
Batch # 1369453
01/13/2026 01:00:44 PM
Fees: $13.00 Taxes: $2,969.71
Davidson County
DEEDWARR
2 pgs
20260113-0003171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-FH-25-383

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $802,623.47.

April Bennett
Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Subscribed and sworn to before me, this the 9th day of January, 2026.

Dana Delworth
Notary Public
My Commission Expires: 5/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Allan Goss Rebecca Ozols 333 Gaywood Drive Nashville, TN 37211	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	147-01-0-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ryan Dixon, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Allan Goss and Rebecca Ozols, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 295, Section Two, Caldwell Hall, according to survey and plat of same appearing of record in Book 2900, page 96, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete and accurate description of said lot.

Being the same property conveyed to Ryan Dixon, an unmarried man by Warranty Deed from Harold P. Weese, Heir at Law of Harold Parkerson Weese II, dated October 22, 2021, recorded October 28, 2021, of record in Instrument No. 20211028-0144883, Register's Office for Davidson County, Tennessee; and further, being corrected by Affidavit to Correct Scrivener's Error of record in Instrument No. 20211201-0158535; and of record in Instrument No. 20211220-0167821, said Register's Office.

Norma C. Dixon joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **333 Gaywood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 9th day of January, 2026.

GRANTOR:

Ryan Dixon

Norma C. Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Dixon and Norma C. Dixon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26