This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1372885 DEEDWARR
01/23/2026 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20260123-0005745

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $170,000.00

Affiant
Signature

Subscribed and sworn to before me on this the 22 Day of Jan, 26.

Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust
3844 Old Charlotte Pike
Joelton, TN 37080

SEND TAX BILLS TO:
Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust
2028 Pleasant Cove
Nashville, TN 37214

MAP AND PARCEL NUMBER: 102070A10200CO

WARRANTY DEED
25NT01845

Effective the 22 Day of Jan, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Jaxson Deno, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain tract or parcel of land located in the Third Civil District of Wilson County, Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. H-7 of West Meade Condominium N/K/A Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium N/K/A Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; in Instrument No. 20120724-0065040 (changing the name); and Scriveners Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said in Register's Office, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium N/K/A Avenue Nashville West, Inc., for placement of Units. of record in Book 5200, Page 430, said Register's Office, for more complete identification and description of such Unit.

Being the same property conveyed to Jaxson Deno from Bahya Joudie, a married woman, by Warranty Deed dated 07/28/2022 and recorded 08/01/2022 in Instrument No. 20220801-0087246, Register's Office of said County.

NOTE: See vesting deed. then See 4th amendment of Declaration in Instrument No. 20120724-0065040 and Affidavit in Instrument No. 20120817-0074026. Also see Affidavit in Instrument No. 20221219-0130644. Please verify what you think the legal description should be.

This is an improved property commonly known as: 6680 Charlotte Pike, Apt H7, Nashville, TN 37209

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Jaxson Deno 01/22/2026 09:13 AM CST

Jaxson Deno

State of TN, Davidson)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Jaxson Deno,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 01/22/2026 09:20 AM CST

Notary Public

My Commission expires: _____/_____/ _____

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 25NT01845

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This is an improved property commonly known as: 6680 Charlotte Pike, Apt H7, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-22-26 (date of document).

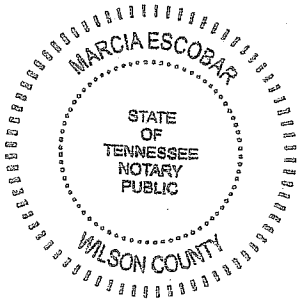
Affiant Signature

1-22-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027