Karen Johnson Davidson County
Batch# 1372981 DEEDWARR
01/23/2026 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,522.55
20260123-0005858

Name and Address of New Owner:
Stephan Gorgey
1121 Alcove Way
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 164070B03700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Midtown Realty, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephan Gorgey,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 37 and all common areas as shown on the Final Plat for Providence Arbours, of record in Instrument No. 20220708-0078998, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Progressive Development, LLC, a Tennessee Limited Liability Company dated April 12th 2024 and recorded April 15th 2024 of record in Instrument No. 20240415-0026732 said Register's Office, Davidson County, Tennessee. Further being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee limited liability company, from Midtown Realty, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated August 29th 2023 of record in Instrument No. 20230830-0067835, Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated June 15th 2023, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230616-0045980 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1121 Alcove Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2026.

Midtown Realty, LLC, a Tennessee Limited Liability Company

By: _____
Harold Johnson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Harold Johnson, Sole Member of Midtown Realty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Midtown Realty, LLC, the within named bargainor, a Limited Liability Company, and that such Harold Johnson, Sole Member of Midtown Realty, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of January, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $411,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202601230005858

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 1/15/26 (date of document).

Affiant Signature

1/21/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2026

Notary Signature

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/22/26