Karen Johnson Davidson County
Batch# 1373170 DEEDWARR
01/23/2026 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20260123-0006086

**THIS INSTRUMENT PREPARED BY:**
WILLIAM T. SMITH
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2026.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Checkerboard Properties<br>Attn: Brandon Bubis, Managing General Partner<br>942 Main Street<br>Nashville, TN 37206 | SAME | 07206018900 |

## 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL GOUGEON AND BROOKE GOUGEON, TRUSTEES OF THE GOUGEON PROPERTY FAMILY TRUST, O/A/D JANUARY 10, 2018** (collectively, "Grantor"), have bargained and sold, and by these presents do sell, transfer, and convey unto **CHECKERBOARD PROPERTIES**, a Tennessee general

partnership ("Grantee"), its successors, and its assigns, effective as of this 22nd day of January, 2026 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22, as shown on the maps entitled Map of Subdivision of Casper Zopfi's Place, of record in Book 332, page 167, Register's Office for Davidson County, Tennessee, and Revised-and-Corrected Map of Subdivision of Casper Zopfi's Place of record in Book 547, page 22, Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate property description.
>
> TOGETHER WITH easement rights contained in the Temporary Easement for Encroachment and Maintenance Agreement of record as Instrument No. 20210302-0026422, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to The Gougeon Property Family Trust, O/A/D January 10, 2018, by deed from Power Control of Tennessee, Inc., of record as Instrument No. 20210315-0033631, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20260123-0005790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.

2. Matters shown on the Plans of record in Book 332, page 167 and Book 547, page 22, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4241, page 916, Register's Office for Davidson County, Tennessee.

4. Temporary Easement for Encroachment and Maintenance Agreement of record as Instrument No. 20210302-0026422, Register's Office for Davidson County, Tennessee.

This is improved property known as 1049 East Trinity Lane, Nashville, TN 37216.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the

same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's successors, and Grantor's assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors, and Grantee's assigns, against the lawful claims of all persons whomsoever.

*{Signature page to follow}*

**WITNESS** my hand effective as of the Effective Date.

**GRANTOR:**

Michael Gougeon

Michael Gougeon, Trustee of The Gougeon Property Family Trust, O/A/D January 10, 2018

Brooke gougeon

Brooke Gougeon, Trustee of The Gougeon Property Family Trust, O/A/D January 10, 2018

STATE OF Florida )
COUNTY OF Palm Beach )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL GOUGEON, TRUSTEE OF THE GOUGEON PROPERTY FAMILY TRUST, O/A/D JANUARY 10, 2018**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22 day of January, 2026.

Notarized online using audio-video communication
Alexei Staikidis
Electronic Notary Public
State of Florida
Commission #: HH563847
Commission Expires: 08/25/2028

By means of Online Notarization.
Provided Passport

Alexei Staikidis
Notary Public

My Commission Expires: 08/25/2028

STATE OF Florida )
COUNTY OF Palm Beach )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BROOKE GOUGEON, TRUSTEE OF THE GOUGEON PROPERTY FAMILY TRUST, O/A/D JANUARY 10, 2018**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22 day of January, 2026.

Notarized online using audio-video communication
Alexei Staikidis
Electronic Notary Public
State of Florida
Commission #: HH563847
Commission Expires: 08/25/2028

By means of Online Notarization.
Provided Passport

Alexei Staikidis
Notary Public

My Commission Expires: 08/25/2028

# True Copy Certification

I, William T. Smith, 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 January 22, 2026.

Affiant Signature

Date: January 22, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

