Karen Johnson Davidson County
Batch# 1393975 DEEDWARR
03/17/2026 01:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260317-0021289

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26111206

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 119-07-0-009-00

WARRANTY DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS INDENTURE made and entered into on this 11 **day of** March, 2026, by and between **Samuel Schaller Gould, a married man, who acquired title as an unmarried man, joined in execution by his spouse, Bailey Hope Grisham Gould,** residing at 403 Barrett Road, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Samuel Schaller Gould and Bailey Hope Grisham Gould, a married couple,** residing at 403 Barrett Road, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 403 Barrett Road, Nashville, TN 37211

Being the same property conveyed to Samuel Schaller Gould, an unmarried man, from Daniel M. Swagler, an unmarried man, in a Warranty Deed dated 04/01/2024 and recorded 04/02/2024 under File No.: 20240402-0022660 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Samuel Schaller Gould

Bailey Hope Grisham Gould

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Samuel Schaller Gould** and **Bailey Hope Grisham Gould** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 11 day of March, 2026.

Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

Tennessee Certification of Electronic Document

I, Susie J Ingram, 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 March 11, 2026 (date of document).

Affiant Signature

3/11/2026
Date

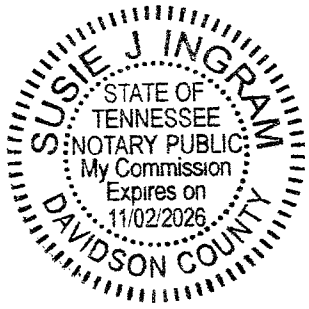
STATE OF TN.
COUNTY OF Davidson

Sworn to and subscribed before me this 11 day of March, 2026

Notary's Signature

My Commission Expires: 11/2/2026

NOTARY'S SEAL



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Samuel Gould Bailey Gould

STATE OF TN.
COUNTY OF Davidson

Sworn to before me this 11 **day of** March, **20**26

Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Samuel Schaller Gould and Bailey Hope Grisham Gould
403 Barrett Road, Nashville, TN 37211

Name and address of property owner:

Samuel Schaller Gould and Bailey Hope Grisham Gould
403 Barrett Road, Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot Number 130 on the Map of Glencliff Estates, Section VI, as of record in Book 2133, page 73, Register's Office for said county, described as follows: Said Lot Number 130 begins at a point in the Westerly margin of Barrett Drive, the common front corner of Lots Numbers 130 and 131; thence Northwesterly 157.5 feet to a point in the line of Lot Number 129; thence Southerly 165 feet along the common line of Lots Number 129 and 130 to a point in the Northerly margin of Jacqulyn Drive, the common front corner of Lots Numbers 129 and 130; thence Easterly along the margin of said drive 109.3 feet to a point, the beginning of a curve; thence 37.1 feet around said curve, having a radius of 25 feet, to a point in the Westerly margin of Barrett Drive; thence Northerly along said margin 103 feet to the point of beginning.

Parcel ID Number: 119-07-0-009-00

Property Commonly Known As: 403 Barrett Road, Nashville, TN 37211

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 3/11/2026

Affiant Signature

3/12/2026
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 12 day of March, 2026

Notary's Signature

My Commission Expires: 10-28-2029

(seal)

Commonwealth of Pennsylvania - Notary Seal
Terri L. Walter, Notary Public
Allegheny County
My commission expires October 28, 2029
Commission number 1464158
Member, Pennsylvania Association of Notaries