Karen Johnson Davidson County
Batch# 1395555 DEEDWARR
03/20/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20260320-0022532

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $549,900.00.

Affiant

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 17th day of March, 2026.

Georgette R Kennedy
Notary Public
My Commission Expires: 11-08-28

File No.: 2026-1308

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexandria Day Taylor	CMG Mortgage	
7140 Forrest Oaks Dr. Nashville, TN 37221	P.O. Box 660714 Dallas, TX 75266-0714	155-08-0C-244.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrea Goldberg and Joshua Goldberg, wife and husband

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

Alexandria Day Taylor, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "A" of record in Plat Book 9700, Page 122, which amends the plan of record in Book 7900, Pages 696, in the Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles A. Parsons and wife, Mary H. Parsons by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson of record in Book 10034, Page 112, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 01, 1996.

Being the same property conveyed to Andrea Goldberg and Joshua Goldberg, wife and husband by Warranty Deed from Charles A. Parsons and Mary H. Parsons, husband and wife of record in Instrument

No. 20240425-0029789 Register's Office for Davidson County, Tennessee, dated April 24, 2024 and recorded on April 25, 2024.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 7140 Forrest Oaks Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 my hands this 17th day of March, 2026.

Andrea Goldberg

Joshua Goldberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March, 2026, before me personally appeared Andrea Goldberg and Joshua Goldberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2026.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 20th, 2026.

Affiant
Date: 3/20/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 20th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

