RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-37900-26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-26-5745

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1400227 **DEEDWARR**
04/01/2026 01:58:20 PM 2 pgs
Fees: $13.00 Taxes: $2,173.01
20260401-0026000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,300.00.

Kevin Muzzi
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of March 2026.

NOTARY PUBLIC

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Muzzi, and Kimberly McLaughlin 5745 MAUDINA AVENUE NASHVILLE, TN 37209	Same address as new owner	103-02-0D-006-00 CO

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED EIGHTY SEVEN THOUSAND AND THREE HUNDRED 00/100 Dollars ($587,300.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GRAYSON NORTHERN AND ERICA NORTHERN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN MUZZI, A SINGLE PERSON AND KIMBERLY MCLAUGHLIN, A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF FINAL PLAT OF WESTLAND SQUARE SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20060425-0046951, REVISED AT PLAT INSTRUMENT NO. 20080305-0022004 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Grayson Northern and Erica Northern, from Jonas Sjogren and Gabriela Lira by Warranty Deed dated May 26, 2022 and recorded June 03, 2022 in Record under Instrument No. 20220603-0064119, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5745 Maudina Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of March, 2026

GRANTOR(S)

Grayson Northern

Grayson Northern

Erica Northern

Erica Northern

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Grayson Northern and Erica Northern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March 2026.

Notary Public

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bryant L. Grantham

Printed Notary Name

My commission expires: 4-25-2029