WARRANTY DEED

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TC-1314-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Dane Amador Loseo	NEW OWNER	
(NAME)	(NAME)	**161 06 0A 174.00**
1314 Crown Point Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KATHERINE FLATT, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARC DANE AMADOR LOSEO, A MARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, being Unit No. 174, on the plan of OAKHILL TOWNHOMES, PHASE 3, filed as Exhibit to and established by Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20070614-0071397, as amended in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Gooch, an unmarried woman, by Warranty Deed from Kacy Hagerty, an unmarried woman, of record in Instrument No. 20140707-0059467, in the Register's Office of Davidson County, Tennessee, dated July 01, 2014 and recorded on July 07, 2014. Katherine Gooch has since married and is now known as Katherine Flatt. This was not the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL TOWN HOMES, PHASE 3, LOT 3, as recorded in Instrument No. 20080605-0058042.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397, as Supplemented in Instrument No. 20080709-0070601.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188.
* Common Open Space Deed recorded as Instrument No. 20080909-0092190.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1314 Crown Point Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1400269 DEEDWARR
04/01/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20260401-0026057

20260401002605 7

Witness my/our hand(s) this the 27th day of March, 2026.

Katherine Flatt

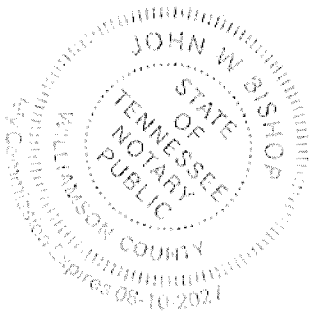
Katherine Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2026, before me personally appeared Katherine Flatt, 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 27th day of March, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3.27.26 (date of document).

Affiant Signature

3.27.26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th day of May, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY