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Karen Johnson Davidson County Batch # 1401374 DEEDWARR 04/02/2026 01:22:57 PM 2 pgs Fees: $13.00 Taxes: $1,628.00 20260402-0026596	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $440,000.00 Rachel Mcgowen Affiant Subscribed and sworn to before me, this 1st day of April, 2026. Notary Public My commission expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel McGowen **Dalton McGowen**	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	**061-10-0-194.00**
1013 Horseshoe Dr		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Bradley T Connolley, a single man and Michaela A Calotta, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE

Dalton McGowen and Rachel McGowen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 54, Plan of Locust Grove Estates, of record in Plat Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bradley T. Connolley, a single man, and Michaela A. Calotta, a single woman, as joint tenants with rights of survivorship, by Warranty Deed from Kirby H Lunn, Executor of The Estate of Ruby Keeton Lunn, dated July 19, 2017, of record in Instrument No. 20170721-0074116, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1013 Horseshoe Dr, Nashville, TN 37216.

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 in 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.

_____ Date: 4/1/2026
Bradley T Connolley

_____ Date: 4/1/2026
Michaela A Calotta

STATE OF New York

COUNTY OF Kings

Personally appeared before me, a Notary Public of said County and State, Bradley T Connolley and Michaela A Calotta, the within named Grantor(s), 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, at office, this 1st day of April, 2026.

SHANTI JIMENEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JI0033143
Qualified in Kings County
My Commission Expires 01-24-2029

_____
NOTARY PUBLIC

My Commission Expires: 1/24/2029