Karen Johnson Davidson County
Batch# 1401406 DEEDWARR
04/02/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260402-0026651

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17480-BW

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00.

Courtney Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: 9.21.29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornelius J. McGowan and Joanne McGowan	Property Address	
704 Taylor St, Unit 201	704 Taylor Street Unit 201	081 12 0B 560.00
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Casey Burroughs, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornelius J. McGowan and Joanne McGowan, 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 Boiler Unit 201, WERTHAN LOFTS, PHASE IV & V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit in Instrument No. 20090421-0036270, as amended by Amendment No. 1 of record in Instrument No. 20071220-0146056, as corrected by Scrivener's Affidavit in of record in Instrument No. 20080118-0006036, and further amended by Amendment No. 2 of record in Instrument No. 20080211-0013846, Amendment No. 3 in Instrument No. 20110609-0044280, Amendment No. 4 in Instrument No. 20110713-0053571, Amendment No. 5 in Instrument No. 20120723-0064381 and Amendment No. 6 in Instrument No. 20131230-0130918, and as shown on the site plan attached as Exhibit "B-2" of Amendment No. 6 in Instrument No. 20131230-0130918, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Casey Burroughs, a single man, by Warranty Deed from Werthan Lofts Boiler Building, GP, a Tennessee General Partnership, of record in Instrument No. 20140123-0006419, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 704 Taylor St, Unit 201, Nashville, TN 37208

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 our hands this the 1st day of April, 2026.

Casey Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Casey Burroughs**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of April, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 04/1/2026 (date of document).

Cynthia Brown
Affiant Signature

04/1/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 1 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

