Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]

Warranty Deed

Karen Johnson Batch # 1413668 04/30/2026 09:45:21 AM Fees: $13.00 Taxes: $3,182.00 20260430-0038245 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $860,000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2026. Notary Public My commission expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s)
Jessica Strassman and Jeremie Inhaber-Courchesne	NEW OWNER	083-12-0-117.00
2455 Eastland Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH GAVIGAN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA STRASSMAN AND JEREMIE INHABER-COURCHESNE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 198, as shown on the map entitled Eastland Acres, Section IV, of record in Plat Book 2331, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Gavigan, married by Warranty Deed from Andrew Mischke and Shelby Mischke, husband and wife, and Sarah Simon, as joint tenants with rights to survivorship of record in Instrument No. 20141126-0109302 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 26, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2455 Eastland Avenue, Nashville, TN 37206, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2026.

Sarah Gavigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Gavigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Bradley Gavigan, spouse of Sarah Gavigan, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Bradley Gavigan by Sarah Gavigan

Bradley Gavigan by Sarah Gavigan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Gavigan, as attorney in fact for Bradley Gavigan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY