WARRANTY DEED

Karen Johnson Davidson County
Batch# 1423313 DEEDWARR
05/20/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20260520-0045802

File #26-TC-0921-C

(SEAL)

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES:

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)
Kory Oliver Cavanary	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**072 13 0 178.00**
921 Strouse Avenue	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Detroit, MI 48226**	
(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,

AUDRY M. BADEAUX AND NICHOLAS P. BADEAUX, WIFE AND HUSBAND,

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

KORY OLIVER CAVANARY, AN UNMARRIED 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:

Land in Davidson County, Tennessee, and being the West parts of Lot Nos. 244 and 245, REVISION OF PART OF TREVECCA, as shown on survey and plat of same appearing of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Lot.

Said parts of Lots front 78 feet on the North side of Strouse Avenue, and runs back between lines, 122 feet more or less on the East line and 143 feet more or less on the West line, along the East margin of a 15-foot alley, to a dead line in the rear which the measure 75 feet.

Being the same property conveyed to Audry A. Moody, an unmarried woman, by Warranty Deed from Christy M. Boyd, unmarried, of record in Instrument No. 20140513-0040813, in the Register's Office of Davidson County, Tennessee, dated May 08, 2014, and recorded on May 13, 2014.

Being the same property conveyed to Audry M. Badeaux and Nicholas P. Badeaux, Wife and Husband, by Quitclaim Deed from Audry M. Badeaux F/K/A Audry A. Moody, of record in Instrument No. 20210901-0117930, in the Register's Office of Davidson County, Tennessee, dated August 24, 2021, and recorded on September 01, 2021.

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 REVISION OF PART OF TREVECCA, as recorded in Plat Book 421, Page(s) 169 revised of Plat Book 421, Page 72.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **921 Strouse Avenue, Nashville, TN 37206**.

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.

Witness my/our hand(s) this the 20th day of May, 2026.

Audry M. Badeaux

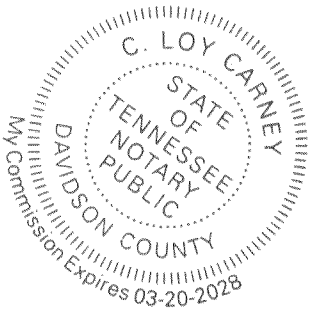
Nicholas P. Badeaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2026, before me personally appeared Audry M. Badeaux, 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 20th day of May, 2026.

Notary Signature
My commission expires:

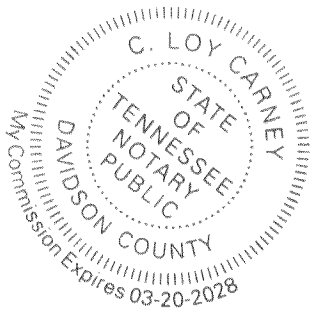


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2026, before me personally appeared Nicholas P. Badeaux, 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 20th day of May, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of May, 2026.

Affiant Signature
Date 5-20-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028