Karen Johnson Davidson County
Batch# 1435704 DEEDWARR
06/18/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260618-0055271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/08/28
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

W-RA-26-4335

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Johnathan Taylor and Brittany Taylor	United Wholesale Mortgage, LLC	
(NAME) **4335 Goins Rd.**	(NAME) 585 S BLVD E	**147-07-4D-001.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Pontiac, MI 48341	
(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, **NASHVILLE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNATHAN TAYLOR AND BRITTANY TAYLOR, HUSBAND AND WIFE,** 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, being Unit No. A on the Plan of 4337 Goins Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230131-0007066, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Nashville Homes, LLC, a Tennessee limited liability company by Warranty Deed from Herschel Bruce Maxwell and wife, Evon B. Maxwell dated April 26, 2018 and recorded May 1, 2018 in Instrument No. 20180501-0040821, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 a lien and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20230131-0007066, Register's Office for Davidson County, Tennessee.
- Declaration of restrictions for stormwater in Instrument No. 20250930-0077778, Register's Office of Davidson County, Tennessee.
- Affidavit of Affixation in Instrument No. 20130829-0091207, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4335 Goins Rd., Nashville, Tennessee 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.

Witness my/our hand(s) this the 1st DAY OF JUNE, 2026.

Nashville Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ryan Rafoth, 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

June 1, 2026
Date

Affiant Signature

6/1/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 1st day of June, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606180055271