Karen Johnson Davidson County
Batch# 1437167 DEEDWARR
06/23/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260623-0056385

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of June, 2026

Notary Public

Commission Expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kaitlynn Gorney 1445 Timber Ridge Circle Nashville, TN 37211	New Owner	172-04-0A-054.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Paul J. Koch and Caroline R. Cormier, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaitlynn Gorney, an unmarried woman

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 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, 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 the same property conveyed to Paul J. Koch and Caroline R. Cormier, as joint tenants with rights of Survivorship by Warranty Deed from Jonathan L. Elson, married of record in Instrument No. 20210616-0081263 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1445 Timber Ridge Circle, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 17th day of June, 2026.

Paul J. Koch

Caroline R. Cormier

STATE OF ~~TENNESSEE~~ dmt Arizona
COUNTY OF ~~DAVIDSON~~ dmt Maricopa

On this 17th day of June, 2026, before me personally appeared Paul J. Koch and Caroline R. Cormier, 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 17th day of June, 2026.

Notary Signature
My commission expires: 09/30/2028

DAWN M. TYSON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 671926
Expires September 30, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 17, 26 (date of document).

Jennifer Pennell

June 22, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 22, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal