Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

Warranty Deed

Karen Johnson Davidson County Batch # 1438536 DEEDWARR 06/26/2026 11:29:55 AM 2 pgs Fees: $13.00 Taxes: $2,164.50 20260626-0057966	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $585,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of June, 2026. Notary Public My commission expires: 12/17/2028

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Numbers:
Justine Taylor Tauger, Robert Azio Baldassari, Jr., and Annette Claps-Tauger	Cross Country Mortgage, LLC	082-03-0-238.00-000
1012 Meridian Street	2160 Superior Avenue	
Nashville, TN 37207	Cleveland, OH 44114	

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, **JOSHUA LEWIS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTINE TAYLOR TAUGER AND ROBERT AZIO BALDASSARI, JR., WIFE AND HUSBAND, AND ANNETTE CLAPS-TAUGER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 the Northerly 10 feet of Lot No. 52 and the Southerly 34 feet of Lot No. 53 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 52 and 53 front together 44 feet on the Westerly side of Meridian Street and run back between parallel lines 173 1/2 feet, more or less, to an alley.

Being the same property conveyed to Joshua Lewis, an unmarried man by Warranty Deed from Anna J. Terrell and Dudley J. Terrell, wife and husband of record in Instrument No. 20221003-0108653 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 03, 2022.

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 1012 Meridian Street, Nashville, TN 37207, 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 22nd day of June, 2026.

Joshua Lewis

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 Joshua Lewis, 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 22nd day of June, 2026.

Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030