Karen Johnson Davidson County
Batch# 1438621 DEEDWARR
06/26/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260626-0058095

Name and Address of New Owner:
Bruce Thomas Gore and Vicki Denise Gore

Send Tax Bills To:
Bruce Thomas Gore and Vicki Denise Gore
101 Paxton Court
Brentwood, TN 37027

This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 171-03-0A-208-00

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this 26th day of June, 2026

Notary Signature
My commission expires: 3/5, 2030.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michele Caruso, an unmarried person,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bruce Thomas Gore, and Vicki Denise Gore, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit No. 1 on the Plan of Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 578, as revised in Instrument No. 200008040077800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michele Caruso by Deed dated October 11, 2018 from Jennifer Cross, married, formerly known as Jennifer Costner, and James E. Costner, married, recorded October 15, 2018, in Instrument Number 20181015-0102105, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2026.

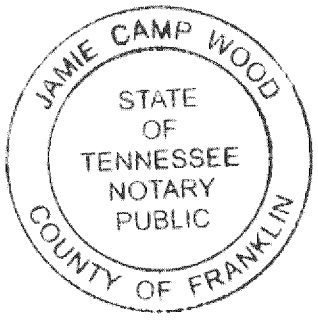
Michele Caruso (SEAL)
Michele Caruso

STATE OF TENNESSEE
COUNTY OF Coffee

On this 25th day of June, 2026, before me personally appeared Michele Caruso, 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 25th day of June, 2026.

Jamie Camp Wood
Notary Signature
My commission expires: 08/23/2028



202606260058095

I, Stephanie Martin, 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 26th day of June, 2026.

Date: 26th day of June, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29