After recording return to:
Ashworth + Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

(2)

Karen Johnson
Batch # 1445874
07/14/2026 10:57:26 AM
Fees: $18.00 Taxes: $1,369.00
Davidson County
DEEDWARR
3 pgs
20260714-0063399

WARRANTY DEED

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. BC-26-441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Hendren	New Owner	
(NAME)	(NAME)	084 11 0 169.00
2308 Modena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JESSICA KATE GOLDEN, A MARRIED WOMAN AND ROBERT GOLDEN AND KIMBERLYE GOLDEN A/K/A KIM GOLDEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE HENDREN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 216 on the Map of Maplecrest as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Kate Golden, an unmarried woman and Robert J. Golden and Kim Golden, husband and wife, by Deed from Steven Alan Worster, a married man, dated 06/16/2022, recorded 06/17/2022, of recorded in Instrument 20220617-0069406 of the Public Records of Davidson County, Tennessee.

Melissa Nicole Harris, spouse of Jessica Kate Golden, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforesaid property by virtue of her marriage to Jessica Kate Golden.

Kimberlye Golden is also known of record as Kim Golden.

This is property more commonly known as 2308 Modena Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness our hand this 13th day of July, 2026.

Jessica Kate Golden

Melissa Nicole Harris
Robert Golden by J G
attorney in fact
Robert Golden by Jessica Kate Golden,
his Attorney-In-Fact
Kimberlye Golden aka Kim Golden by J G
attorney in fact
Kimberlye Golden a/k/a Kim Golden
by Jessica Kate Golden, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2026, before me personally appeared Jessica Kate Golden and Melissa Nicole Harris, 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 13th day of July, 2026.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Jessica Kate Golden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for **Robert Golden,** and that this instrument was executed on behalf of the said **Robert Golden** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20260714-0063398, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 13th day of July, 2026.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Signature
My commission expires:

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jessica Kate Golden, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Kimberlye Golden a/k/a Kim Golden, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Kimberlye Golden a/k/a Kim Golden, the within named bargainor, by the said Jessica Kate Golden, as such Attorney-in-Fact.

Witness my hand, at office, this 13th day of July, 2026.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028