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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260755032**<br><br>Karen Johnson Davidson County<br>Batch # 1449025 DEEDWARR<br>07/20/2026 09:28:39 AM 2 pgs<br>Fees: $13.00 Taxes: $1,990.60<br>20260720-0065132 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $538,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: |

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>James Faris and Nora Faris<br>625 Hidden Acres Drive<br>Madison TN 37115 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>062-00-0-084.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marlee E. Goldklang, unmarried, and Judith Goldklang, married, tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Faris and Nora Faris, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Section One Neeley's Bend Acres, of record in Plat Book 4175, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARLEE E. GOLDKLANG and JUDITH DEBORAH GOLDKLANG, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from MICHAEL WILLIAM CLARK AND NANCY C. GREGORY, of record in Instrument No. 20210727-0100683, dated July 26, 2021, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 062-00-0-084.00.

Matters shown on the Plan of record in Plat Book 4175, page 140, said Register's Office.

This is improved property located at 625 Hidden Acres Drive Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of July, 2026.

Marlee E. Goldklang

Judith Goldklang

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marlee E. Goldklang and Judith Goldklang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____