Karen Johnson Davidson County
Batch# 1452081 DEEDWARR
07/28/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260728-0068477

Name and Address of New Owner:
Excel Builders of TN
2107 Buena Vista Pike
Nashville, Tennessee 37218

Send Tax Bills To:
Excel Builders of TN
2107 Buena Vista Pike
Nashville, Tennessee 37218

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 058 14 0 082.00

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, **Adrienne Davidson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Excel Builders of TN Inc., a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of SECTION ONE, GOLD KEY ADDITION, of record in Plat Book 4675, Pages 14 and 15, Register's Office for said County.

Said Lot No. 34 fronts 38.37 feet on the Southerly margin of Home Haven Drive and extends back 188.6 feet on the Northwesterly line and 172.8 feet on the Easterly line to a broken line in the rear, measuring 191.7 feet thereon.

Being the same property conveyed to Adrienne Davidson, by Quitclaim Deed from Deitra Gregory Gooch, of record in Instrument No. 20260521-0046520, in the Register's Office of Davidson County, Tennessee, dated May 21, 2026, and recorded on May 21, 2026.

Being the same property conveyed to Deitra Ann Gooch, by Quitclaim Deed from James Richard Gooch, of record in Book 8469, Page 176, in the Register's Office of Davidson County, Tennessee, dated October 22, 1991, and recorded on October 23, 1991.

Being the same property conveyed to James R. Gooch et ux Deitra A. Gooch, by Warranty Deed from William Joseph Haynes, Jr. et ux Carol Donaldson Haynes, of

record in Book 5476, Page 615, in the Register's Office of Davidson County, Tennessee, dated August 02, 1979, and recorded on August 03, 1979.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 24th day of July, 2026.

(SEAL)
Adrienne Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2026, before me personally appeared Adrienne Davidson, 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 24th day of July, 2026.

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/21/2027
WILLIAMSON COUNTY

Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

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 $300,000.00, 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 to and subscribed before me this 24th day of July, 2026.

Notary Signature
My commission expires: 9-21-27



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 24, 2026

July 27, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 27 day of July, 2026.

Notary Public:

My Commission Expires: 11-18-2029