Karen Johnson Davidson County
Batch# 1456484 DEEDWARR
08/07/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20260807-0072905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of August 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRITTNEY WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Todd David Gardi and Michele Ann McGuire Gardi	New owner	105-7-338
(NAME)	(NAME)	
547 A Moore Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No : 20260994

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, **Square 1 Construction, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Todd David Gardi and Michele Ann McGuire Gardi, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 17th Civil District of Davidson County, Tennessee, and described as follows:

BEING Unit A of Homes at 547 Moore Avenue, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 547 Moore Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20241023-0082445, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 547 Moore Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20241023-0082445, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Square 1 Construction, LLC, a Tennessee limited liability company by Warranty Deed from Roger David Caudill, Administrator of the Estate of Dennis Ross Caudill, dated 04/03/2024 and filed of record in Inst. No. 20240403-0023602, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 547 Moore Avenue and filed of record in Inst. No. 20241023-0082445, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Inst. No. 20260504-0039869, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 547 A Moore Ave, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 03 day of August, 2026.

Square 1 Construction, LLC

BY: J. Caleb Fuqua
Caleb Fuqua, President

STATE OF Tennessee)
County OF ~~Sevier~~ Knox)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Caleb Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President (or other officer authorized to execute the instrument) of Square 1 Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President (or other authorized officer).

Witness my hand, at office, this 3rd of August, 2026.

Notarized online using audio-video communication technology

M Parker

Notary Public
My Commission Expires: 08/28/2029

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

M Parker
Tennessee Notary Public
Online Notary Public
Knox County
Commission Expires: 08/28/2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-3-26.

Date

Affiant Signature

8-3-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of August, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

