This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9829-SC

Karen Johnson Davidson County
Batch# 1458893 DEEDWARR
08/12/2026 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260812-0074387

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7th day of August, 2026.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Joseph Scovell and Elly Marie Glazier 5406 Kentucky Ave Nashville, TN 37209	Guaranteed Rate, Inc. 3940 N Ravenswood Avenue Chicago, IL 60613	091 07 0 414.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christin Giordano McAuliffe and Jacob McAuliffe, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Samuel Joseph Scovell, a single man, and Elly Marie Glazier, a single woman, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1311 of Block No. 184, on the NO. 1 PLAN OF WEST NASHVILLE of record in Plat Book 57, Page 74 & 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christin M. Giordano, single, and Jacob McAuliffe, single, tenants in common with rights of survivorship, by Warranty Deed from Jeff Estepp, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160607-0057194, in the Register's Office of Davidson County, Tennessee, dated June 03, 2016, and recorded on June 07, 2016.

This is ☒ improved or ☐ unimproved property located at: **5406 Kentucky Ave, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of August, 2026.

GRANTOR:

Christin Giordano McAuliffe

Jacob McAuliffe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christin Giordano McAuliffe and Jacob McAuliffe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 7th, 2026**.

Affiant Signature

08/07/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 7th, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY