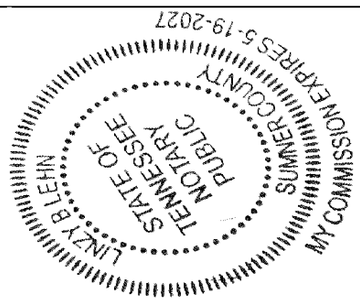
Karen Johnson Davidson County
Batch# 1464921 DEEDWARR
08/27/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260827-0079694

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Braden Eutsler and Alan Gonzalez	CrossCountry Mortgage, LLC	128-16-0B-092.00-CO
304 Pinnacle Place	2160 Superior Ave	
Nashville, TN 37221	Cleveland, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AGATHA LOUISE NOLEN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **ALAN GONZALEZ, AN UNMARRIED MAN, AND BRADEN EUTSLER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SUVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 87 on the Plan of P.U.D. Boundary and Final Subdivision, of Phase Five Summit Oaks, a Planned Unit Development and Re-Subdivision of Lots 3 and 4 Hickory Hills Village Park, a Planned Unit Development (Plat Book 8250, Page 680, Register's Office for Davidson County, Tennessee); of record in Instrument No. 200401 12-0004660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Agatha L. Nolen and Curtis L. Nolen, wife and husband by Warranty Deed from French River Development Company, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20040816-0098805, Register's Office for Davidson County, Tennessee, dated August 13, 2004 and recorded on August 16, 2004.

Being the same property conveyed to Agatha Louise Nolen by Quitclaim Deed from Curtis L. Nolen of record at Instrument No. 20080312-0025078, Register's Office for Davidson County, Tennessee, dated March 10, 2008 and recorded on March 12, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 304 Pinnacle Place, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of August, 2026.

Agatha Louise Nolen

Agatha Louise Nolen

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Agatha Louise Nolen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2026.

Notary Public

My Commission Expires: 8/14/29



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 8/17/2026 (**date of document**).

Affiant Signature

8/18/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature
My Commission Expires:

