This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26036-MC

Karen Johnson Davidson County
Batch# 1468045 DEEDWARR
09/03/2026 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20260903-0082081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tisha Elizabeth Coggin Clay and Darren Clay 611 Iron Gate Court Nashville, TN 37221	Flat Branch Mortgage, Inc. 204 Corporate Lake Drive Columbia, MO 65203	142 15 0 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Eli Caldwell, an unmarried man, and Stacy Pashea, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tisha Elizabeth Coggin Clay and Darren Clay, hsuband and wife**, 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 112, as shown on the map entitled HARPETH VALLEY PARK SECTION 1, of record in Plat Book 3600, Pages 93 and 94, (erroneously referenced at Pages 94 and 94 in prior conveyance), 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 Robert Eli Caldwell and Stacy Pashea, by Warranty Deed from Joe A. Armstrong and wife, Jeanine K. Armstrong, of record in Instrument No. 20250916-0073856, in the Register's Office of Davidson County, Tennessee, dated September 09, 2025 and recorded on September 16, 2025. Also see Affidavit of Scrivener's Error Executed to Pursuant to T.C.A. 66-24-101(A)(26) recorded on September 23, 2025 as Instrument No. 20250923-0075741. Further being the same property conveyed to Joe A. Armstrong and wife, Jeanine K. Armstrong, by Warranty Deed from James M. Strawn and wife, Sadie M. Strawn, of record in Book 7723, Page 806, in the Register's Office of Davidson County, Tennessee, dated December 07, 1988 and recorded on December 09, 1988.

This is ☒ improved or ☐ unimproved property located at: **611 Iron Gate Court, Nashville, TN 37221**

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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 26th day of August, 2026.

GRANTOR:

Robert Eli Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert Eli Caldwell** 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2026.

GRANTOR:

Stacy Pashea
Signed with Stavvy

Stacy Pashea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through audio and video communication, **Stacy Pashea,** 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2026.

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: 01/22/2030

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

I, Kirsten Virden, 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 8-28-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-28-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

