THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17727-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2026 Notary Public MY COMMISSION EXPIRES: 9/3/28 (AFFIX SEAL)

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1470595 DEEDWARR
09/09/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,552.15
20260909-0083660

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McClain Gilmour Cauthen and Sylvia McKay Cauthen	New Owner	
510 General George Patton Rd.		142-09-0F-510.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Heather Brigham Tiffany and Joshua Russell Tiffany, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McClain Gilmour Cauthen and Sylvia McKay Cauthen, 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:

Land in Davidson County, Tennessee, being Unit No. 510 River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments recorded in Book 6900, pages 514, 515, 516 and 517, amended in Book 6900, pages 654, 655, 656 and 657, and surveyors certificate of correction in Book 8123; page 690, Register's Office for said County, and described in a Master Deed recorded in Book 7417, page 396, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Linda Ingram, unmarried by Warranty Deed from William E. Gray and wife, Jean P. Gray of record in Instrument No. 20030825-0122746, Register's Office for Davidson County, Tennessee, dated August 15, 2003 and recorded on August 25, 2003.

Being the same property conveyed to Heather Brigham Tiffany and Joshua Russell Tiffany, wife and husband by Warranty Deed from Linda Ingram, an unmarried woman of record in Instrument No. 20250926-0076874 Register's Office for Davidson County, Tennessee, dated September 24, 2025 and recorded on September 26, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **510 General George Patton Rd., Nashville, TN 37221**

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

Witness our hands this the 28th day of August, 2026.

Heather Brigham Tiffany

Heather Brigham Tiffany

Joshua Russell Tiffany

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Brigham Tiffany,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of August, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua Russell Tiffany,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of August, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8/28/26 (date of document).

Affiant Signature

9/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of September, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-8-29

NOTARY'S SEAL

