Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

Karen Johnson
Batch # 1470680
09/10/2026 08:13:33 AM
Fees: $18.00 Taxes: $2,423.50

Davidson County
DEEDWARR
3 pgs

20260910-0083784

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39419-08-2026**	STATE OF TENNESSEE, COU The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me this 2nd day of September, 2026. Notary Public My Commission Expires: 5-19-2031

WALTER R. SAUNDERS NOTARY PUBLIC ROBESON COUNTY, NC My Commission Exp. 5-19-2031

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Robert Goena 5904A Morrow Road Nashville, TN 37209		Map and Parcel No.: 091061Q100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bridge 4 LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Robert Goena** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5904A Morrow Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 1st day of September, 2026.

Bridge 4 LLC, a Tennessee limited liability company

BY: _____
Michelle Johnson, Authorized Member

STATE OF NORTH CAROLINA

COUNTY OF Moore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Authorized Member of Bridge 4 LLC, a Tennessee limited liability company, and as such Authorized Member she has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2026.

_____
Notary Public

My Commission Expires:

WALTER R. SAUNDERS NOTARY PUBLIC ROBESON COUNTY, NC
My Commission Exp. 5-19-2031

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Homes at 5904 Morrow Road, a horizontal property regime with private elements established by Declaration in Instrument No. 20190710-0066990, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Bridge 4, LLC, a Tennessee limited liability company, by deed dated April 3, 2020 from Dignity, LLC, a Tennessee limited liability company, of record in Instrument No. 20200408-0036965, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes at 5904 Morrow Road, of record in Instrument No. 20190710-0066990, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20190710-0066990, Register's Office for Davidson County, Tennessee.