Karen Johnson Davidson County
Batch# 1480204 DEEDWARR
10/02/2026 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $4,033.00
20261002-0090827

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. 39490-09-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00. Affiant Subscribed and sworn to before me this ~~30th~~ 29th day of September, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner: Eric Medema, Tess Caras 913 Montrose Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11801031700

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, **Bradford Gioia and Minna Cook Gioia, Co-Trustees of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eric Medema and Tess Caras, husband and wife** ("Grantees"), their 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 913 Montrose Avenue, Nashville, TN 37204.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 30th day of September, 2026.

Bradford Gioia, Co-Trustee

Bradford Gioia, Co-Trustee of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021

Minna Cook Gioia, Co-Trustee

Minna Cook Gioia, Co-Trustee of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradford Gioia and Minna Cook Gioia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustees of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021, and as such Co-Trustees have executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 149 on the Plan of Montrose Place, as shown by Plat appearing of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Jan Baker Pass and Lawrence J. Pass, husband and wife, and Minna Cook Gioia and Bradford Gioia, husband and wife, by deed dated November 26, 2002 from Dale E. Nergenah, unmarried, of record in Instrument No. 20021219-0156646, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 14, 2015 of record in Instrument No. 20151229-0130707, Register's Office for Davidson County, Tennessee, Jan Baker Pass and spouse, Lawrence J. Pass conveyed their interest in subject property to Minna Cook Gioia and spouse, Bradford Gioia. By Quitclaim Deed dated June 24, 2021 of record in Instrument No. 20210713-0094260, Register's Office for Davidson County, Tennessee, Minna Cook Gioia and spouse, Bradford Gioia conveyed subject property to Bradford Gioia and Minna Cook Gioia, Co-Trustees of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021.

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. All matters appearing on the Plan of record as Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2026 (date of document).

Affiant Signature

9/30/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 30th day of September, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027