Karen Johnson Davidson County
Batch# 610014 DEEDWARR
04/08/2021 10:22:46 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20210408-0046749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$630,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **6TH** DAY OF **APRIL, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSS A. GARDNER & DEBRA J. DUSTING	**ROSS A. GARDNER & DEBRA J. DUSTING**	**093-04-0-133.00**
(NAME) **508 SOUTH 9TH STREET**	(NAME) **83 W. YALE LOOP**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **IRVINE, CA 92604**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, STEPHEN SINATRA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROSS A. GARDNER AND DEBRA J. DUSTING, 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 Lot No. 3 on the Plan of G.N. Tillman's Subdivision of certain lots in Williams' 2nd Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Sinatra, an unmarried man, from Nashville Rehabbers, LLC, a Tennessee Limited Liability Company, by deed dated January 30, 2014, of record in Instrument No. 20140204-0009694, said Register's Office.

This conveyance is subject to matters shown on the Plat Book 57, Page 138; Driveway Easement and Maintenance Agreement of record in Instrument No. 20130521-0051083; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **508 SOUTH 9TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of April, 2021.

STEPHEN SINATRA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 6th day of April, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

COUNTY OF DAVIDSON
DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC