Karen Johnson Davidson County
Batch# 722848 DEEDQC
09/23/2021 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210923-0128009

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this the 31 day of August, 2021, by and between **Ross Alan Cameron Gardner and Debra Jane Dusting, husband and wife,** GRANTORS, and **9th Street Homes, LLC, a Tennessee Limited Liability Company,** for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey all my right, title and interest in and to the following described real estate situated and being in the County of **Davidson**, State of Tennessee, to-wit:

Being Unit D the Horizontal Property Regime with Private Elements for Rebecca Avenue Cottages, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Rebecca Avenue Cottages, and the By-Laws appended thereto, of record in Instrument 20150319-0023795, and Scrivener's Affidavit of record in Instrument No. 20150319-002378, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to the party of the first part by Warranty Deed of record with Instrument Number 20210701-0089291 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand this 31 day of August, 2021.

Ross Alan Cameron Gardner, Grantor

Debra Jane Dusting, Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Orange)

On Aug. 31, 2021 before me, Yasmin Ortega, notary public
(here insert name and title of the officer)

personally appeared **Ross Alan Cameron Gardner and Debra Jane Dusting,**
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Notary Public Signature

YASMIN ORTEGA
Commission # 2252399
Notary Public - California
Orange County
My Comm. Expires AUG 3, 2022

Notary Public Seal

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00, One Dollar and no/100.

Ross Alan Cameron Gardner, Affiant

Debra Jane Dusting, Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

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YASMIN ORTEGA
Commission # 2252399
Notary Public - California
Orange County
My Comm Expires AUG 3, 2022

Notary Public Seal

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(FOR RECORDING DATA ONLY)

Property Address:
1603 Rebecca St.
Nashville, TN 37216

Property Owner:
9th Street Homes, LLC
1883 W. Royal Hunte Dr., Ste. 200A
Cedar City, UT 84720

Map & Parcel Number:
072-15-0N-004.00

Mail Tax Bills To:
9th Street Homes, LLC
1883 W. Royal Hunte Dr., Ste. 200A
Cedar City, UT 84720

This Instrument Prepared by & When Recorded Return to:
Kyler Kohler, Ostermiller & Sorensen, LLP
Brady Wanner, Paralegal
15 South 1st East, Ste. 200
Rexburg, ID 83440

True Copy Certification

I, **Anna Johnson,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Idaho

County of Madison

Personally appeared before me, Hayden E. Gibby, (name of Notary), a notary public for this county and state, Anna Johnson, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed/

Notary Signature

My Commission Expires: 1-4-2027

Notary Seal (if on paper)

