THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038133** Karen Johnson Davidson County Batch# 764399 DEEDWARR 12/01/2021 12:17:34 PM 2 pgs Fees: $13.00 Taxes: $1,757.50 20211201-0158771	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2021. Notary Public My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mark Dusing 901 Gwynn Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061-07-0-118.00

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, **Jason Meyer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Dusing,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 9 of Block "E" on the Plan of Broadmoor of record in Flat Book 547, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50.0 feet on the North side of Gwynn Drive and runs back between parallel lines along the East margin of Redwood Street, 150 feet to a dead line and land in Davidson County, Tennessee, being the Easterly 20 feet of Redwood Street as shown on the Plan of Broadmoor as of record in Book 547, Page(s) and 161 and 162, in the Register's Office for Davidson County, Tennessee.

Said strip of land fronts 20 feet on Gwynn Drive and runs thence Northerly 150 feet with the Westerly line of Lot No. 9, Block "E" of said plan.

Being the same property conveyed to Brittany Savin and Jason Meyer, joint tenants with right of survivorship, by deed from Pinterest Properties LLC, a Tennessee limited liability company, of record in Instrument No. 20180821-0082963, dated August 16, 2018, said Register's Office.

Brittany Savin conveyed her interest to Jason Meyer, by quitclaim deed of record in Instrument No. 20210304-0028228, dated February 26, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 061-07-0-118.00.

Matters shown on the Plan of record in Plat Book 547, page 161, said Register's Office.

This is improved property located at 901 Gwynn Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of November, 2021.

Jason Meyer

STATE OF CALIFORNIA)

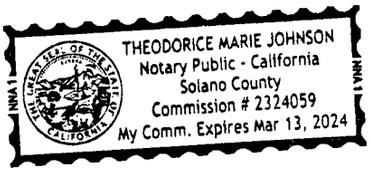
COUNTY OF Solano)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Meyer, ~~with whom I am personally acquainted, and~~ who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2021.

Notary Public

My Commission Expires: 03/13/2024



Return to:
Title and Escrow, LLC
2121 21st Avenue South
Nashville, TN 37212
File #: MJ-BMR-21-901