Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211138681

Karen Johnson Davidson County
Batch# 791524 **DEEDWARR**
01/18/2022 10:21:33 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20220118-0006552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2022.

Notary Public
My Commission Expires: 10-27-25

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ross A. Gardner and Debra Jane Dusting 83 West Yale Loop Irvine, CA 92604	New Owner	Tax Parcel ID No. 081-11-0-614.00

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, **Harris Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross A. Gardner and Debra Jane Dusting, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of real estate, situate in Davidson County, Tennessee, and further described as follows:

Being the Southerly 33 1/3 feet of Lot No. 128 on the plan of MacGavock Wetmore, and others, Second Addition as of record in Book No. 21, page 41, Register's Office Davidson County, Tennessee; Said Southerly part of said Lot No. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley.

Being a portion of the same property conveyed to Harris Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Citi, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201130-0138937 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on November 30, 2020.

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.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Ordinance of record in Book 81, Page 783, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20210825-0114924 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Notice of Completion filed on December 22, 2021 in Instrument No. 20211222-0169367, said Register's Office.

This is improved property located at 1610B 12th Avenue North Nashville TN 37208

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 12th day of January, 2022.

Harris Properties, LLC

BY: _____, Member
Allen Chadwick Harris, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Harris Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member.

Witness my hand, at office, this 12th day of January, 2022.

_____
Notary Public
My Commission Expires: _____

