Karen Johnson Davidson County
Batch# 838341 DEEDWARR
04/12/2022 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20220412-0042139

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of April, 2022, by and between, **Ross A. Gardner and Debra Jane Dusting, husband and wife,** ("Grantors") and **9th Street Homes, LLC, a Tennessee Limited Liability Company** ("Grantee")

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the County of **Davidson,** state of **Tennessee,** described as follows, to-wit:

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 Ross A. Gardner and Debra Jane Dusting, husband and wife by Warranty Deed from Harris Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220118-0006552 Register's Office for Davidson County, Tennessee, dated January 12, 2022 and recorded on January 18, 2022.

TAX PARCEL: 081-11-0-614.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantees that is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for:

And it does further covenant and bind itself, its 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 the signature of the said party of the first part the day and year first above written.

Ross A. Gardner, Grantor

Debra Jane Dusting, Grantor

[Notary Acknowledgement on Next Page]

California All-Purpose Acknowledgement

Pursuant to SB 1050 (Chapter 197, Statutes of 2014). Civil Code section 1189 has been amended to provide that any certificate of acknowledgement taken within the State of California shall be in the following form:

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 April 1, 2022 before me, Yasmin Ortega, notary public
(here insert name and title of the officer)

Personally appeared Ross A. Gardner, 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

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(FOR RECORDING DATA ONLY)

Property Address:
1610B 12th Avenue
North Nashville, TN 37208

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

Ward, Block & Parcel Number:
081-11-0-614.00

~~**Mail Tax Bills to:**~~
9th Street Homes, LLC
1883 W Royal Hunte Drive, Ste 200A
Cedar City, UT 84720

Recording requested and PREPARED by and Return to:
Kyler Kohler, Ostermiller & Sorensen, LLP
15 S 1st E, Ste. 200
Rexburg, ID 83440

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$665,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ross A. Gardner, Affiant

Debra Jane Dusting, Affiant

Subscribed and sworn to before me this 1st day of April, 2022.

Notary Public

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

Subscribed and sworn to (or affirmed) Before me on this 1st day of April, 2022, by Ross A. Gardner, Debra Jane Dusting

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Tennessee Certification of Electronic Document

I, Anna Johnson, 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 that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/1/2022 (date of document).

Anna Johnson
Affiant Signature

4-5-2022
Date

State of Idaho

County of Madison

Sworn to and subscribed before me this 5th day of April, 2022.

Whitney Ockerman
20215884
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/06/2027

Whitney Ockerman
Notary's Signature

MY COMMISSION EXPIRES: 12-06-27

NOTARY'S SEAL