WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1213396 DEEDWARR
12/09/2024 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20241209-0095342

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Gustafson and Katherine Gustafson	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd. Ste. 300 Independence, OH 44131	
(NAME) **905 B Strouse Ave.**		**072-13-1M-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHOWCH, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY GUSTAFSON AND KATHERINE GUSTAFSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit lying in Davidson County, Tennessee, being Unit B on the plan of 905 Strouse Cottages Horizontal Property Regime as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230915-0072714, as amended in Instrument No. 20231128-0091738, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property. Said Unit B is depicted in Exhibit "C" of the Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20231128-0091738, in the Register's Office for Davidson County.

Being a portion of the same property conveyed to Chowch, GP, a Tennessee general partnership, by Warranty Deed from Church of God of Prophecy, a Tennessee non-profit corporation, in its own right, and as successor in interest to the Trustees of the Church of God of Prophecy, at Nashville, East, of record as Instrument Number 20230814-0062853 in the Register's Office for Davidson County, Tennessee. dated August 11, 2023, and recorded date August 14, 2023,

Being a portion of the same property conveyed to Chowch GP, a Tennessee general partnership by Quitclaim Deed from Chowch GP, a Tennessee general partnership of record in Instrument No. 20230823-0006047, in the Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 23, 2023.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee. (base lot 226 plat)
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230915-0072714, as amended in Instrument No. 20231128-0091738, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20230918-0073155, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20231003-0077873, in the Register's Office for Davidson County, Tennessee.
- Agreement For Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, Page 483, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Notice of Completion of record in Instrument No. 202409100069821, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 B Strouse Ave., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF DECEMBER, 2024.

Chowch, GP

BY: _____
William F. Snyder
Partner

BY: _____
Brian F. Neihoff
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, signing for CHOWCH, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CHOWCH, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of December, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN F. NEIHOFF, signing for CHOWCH, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CHOWCH, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of December, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 12-5-2024.

Affiant Signature

12-9-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 9 day of December, 2024.

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027