This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-10109

Karen Johnson Davidson County
Batch # 1216520 **DEEDWARR**
12/16/2024 09 48 31 AM 2 pgs
Fees $13 00 Taxes $2,312 50
20241216-0097289

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, is $625,000.00

Sworn to and subscribed before me this 12TH day of December, 2024.

Affiant

Notary Public
My Commission expires

MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Ross A. Gardner Debra Jane Dusting 1601 Rebecca Street Nashville, TN 37216	New Owner	072-15-0N-003.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jenny M. Zhao, a married woman**, hereinafter called the "Grantors," have bargained and sold, and by these presents does transfer and convey unto **Ross A. Gardner and Debra Jane Dusting** hereinafter called the "Grantees," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in for Davidson County, Tennessee, Being Unit C of the Horizontal Property Regime for REBECCA AVENUE COTTAGES as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for REBECCA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150319-0023795 as corrected by Scrivener's Affidavit of record in Instrument 20150803-0076308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenny M. Zhao, unmarried woman, by Warranty Deed from Kevin White and Ralph White, of record in Instrument No. 20161018-0110067, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 18, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20161216-0132193, Register's Office of Davidson County, Tennessee.

This is improved property known as **1601 Rebecca Street, Nashville, TN 37216**

Grantor's spouse is signing to convey any marital interest he may have in the subject property.

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X_ Grantor ___ Grantee

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 12TH day of December, 2024.

Jenny M. Zhao

John Michael Sylvester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jenny M. Zhao the within named bargainor, with whom I am personally acquainted (or proved her identity to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12TH day of December, 2024.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Michael Sylvester the within named bargainor, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6TH day of December, 2024.

Notary Public
My Commission Expires: 5-9-26

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY