THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jordan David Rosdeutscher
and Heather Renee Olson
1829 Apple Valley Circle
Nashville, TN 37207
SEND TAX BILLS TO:
Same as New Owner

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TA-25-1829

Karen Johnson Davidson County
Batch # 1292172 **DEEDWARR**
07/01/2025 08 36 28 AM 2 pgs
Fees $13 00 Taxes $1,479 63
20250701-0051573

WARRANTY DEED

(Map 050-03-0B; Parcel 172.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SETH MICHAEL SIDES**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **HEATHER OLSON AND JORDAN ROSDEUTSCHER, WIFE AND HUSBAND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat, Mulberry Downs, Phase 1B of record in Plat Book 7900, Page 740, and amended in Plat Book 7900, Page 818, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
>
> BEING the same property conveyed to Seth Michael Sides, by Warranty Deed dated May 13, 2019 from Kelsey A. Crouter Gustafson and Richard B Gustafson, wife and husband, recorded May 14, 2019, in Instrument No. 20190514-0045009, in the Register's Office of Davidson County, Tennessee.
>
> MARY ALISON SIDES, spouse of Seth Michael Sides, joins herein to convey any and all right, title, claim and interest she may have in the subject property by virtue of marriage or otherwise
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record

This is improved property known as 1829 Apple Valley Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 26th day of June, 2025.

SETH MICHAEL SIDES

MARY ALISON SIDES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth Michael Sides and Mary Alison Sides, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2025.

Notary Public

My Commission Expires. **October 22, 2025**

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June, 2025.

Notary Public

My commission Expires: **October 22, 2025**

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2025-151