WARRANTY DEED

Karen Johnson Davidson County
Batch # 1316835 DEEDWARR
09/02/2025 09 22 27 AM 2 pgs
Fees $13 00 Taxes $1,535 50

20250902-0069739

File #25-TC-2103-C

(SEAL)
JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2025

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jarrod Ledford	**Pentagon Federal Credit Union**	
(NAME)	(NAME)	**095 01 0 013.00**
2103 Dearborn Drive	**2930 Eisenhower Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Alexandria, VA 22314**	
(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,

RYAN T. GUSTAFSON AND LAURA N. GUSTAFSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JARROD LEDFORD, AN UNMARRIED MAN,

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

Land in Davidson County, Tennessee, being Lot No, 58 on the Plan of DONELSON HILLS, of record in Plat Book 2331, pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ryan T Gustafson and Laura N Gustafson, husband and wife, by Warranty Deed from Kem G Hinton, Trustee of the BK Trust dated September 26, 2022, of record in Instrument No 20230327-0022154, in the Register's Office of Davidson County, Tennessee, dated March 23, 2023 and recorded on March 27, 2023

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON HILLS, as recorded in Plat Book 2331, Page(s) 22-23
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2396, Page 365
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RYAN T. GUSTAFSON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250902-0069737 , Register's Office for **Davidson** County, Tennessee*

This is ____ **unimproved** __X__ **improved** property known as **2103 Dearborn Drive, Nashville, TN 37214**

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 29th day of August, 2025

Ryan T. Gustafson by _____, his attorney in Fact
Ryan T Gustafson by John Bishop, his Attorney-In-Fact

Laura N. Gustafson by _____, her attorney in Fact
Laura N Gustafson by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RYAN T. GUSTAFSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RYAN T. GUSTAFSON.**

Witness my hand and official seal this **29th** day of **August, 2025**

_____
Notary Signature
My Commission Expires 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LAURA N. GUSTAFSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LAURA N. GUSTAFSON**

Witness my hand and official seal this **29th** day of **August, 2025**

_____
Notary Signature
My Commission Expires 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026