THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717**	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $98,000.00 Affiant Subscribed and sworn to before me on this 3rd day of September, 2025. Notary Public My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1317884 DEEDWARR
09/03/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20250903-0070374

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Final Phase Construction Inc.
2452 Laredo Ct.
Christiana, TN 37037

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
135-08-0A-801.00CO

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Susan G. Gebhardt f/k/a Susan G. Rush** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Final Phase Construction Inc.** (hereinafter "Grantee(s)"), their successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being more fully described as follows:

Being Unit Number 801 of Nashboro Village Nineteen Condominiums, a horizontal property regime established by Master Deed of record in Book 5333 at page 957, the Plat of which is of record in Plat Book 5200 at page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan G. Rush by Warranty Deed from Charles Thad Holder and wife, Theresa W. Holder of record in Book 9715, Page 573, dated June 28, 1995, and recorded June 29, 1995, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at 801 Longhunter Court., Nashville, TN 37217.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), successors and assigns, forever; and Grantor(s) do(es) covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do(es)

further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of September, 2025.

Susan G. Gebhardt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan G. Gebhardt**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, after being duly sworn, made oath that the facts contained in the Affidavit are true and correct to the best of their knowledge.

WITNESS my hand and seal, at office, this 3rd day of September, 2025.

NOTARY PUBLIC

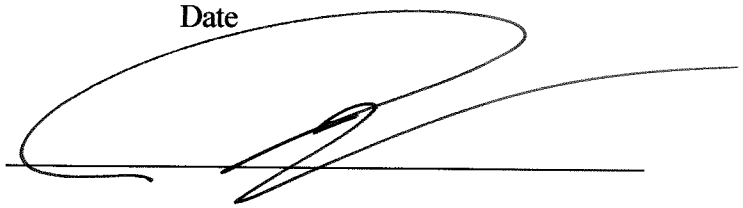
My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Jenkins, 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 September 3, 2025.

Date



Affiant Signature

09/3/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3rd day of September, 2025.

Shannon Gilbert
Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

