Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1352819 DEEDWARR
12/02/2025 12 02 21 PM 2 pgs
Fees $13 00 Taxes $1,624 30
20251202-0095435

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2025

Notary Public

Commission Expires 11/14/29

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires 11/14/29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Buchi Rector 5385 Windypine Drive Nashville, TN 37211	New Owner	172 03 0A 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Caroline Gatzke and Kevin Gatzke, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson B. Rector and Delaney Judith Rector, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 107 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, Page 498 and 499, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Quit Claim Deed from Caroline Gatzke (f/k/a Caroline Barone) and Kevin Gatzke to Caroline Gatzke and Kevin Gatzke, wife and husband, recorded October 18, 2019, as Instrument No. 20191018-0106866 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as. 5385 Windypine Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 1st day of December, 2025.

Kevin Gatzke

Caroline Gatzke

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ SUMMIT

On this ~~1st day of December, 2025~~ NOV. 28, 2025, before me personally appeared Kevin Charles Gatzke and Caroline Barone Gatzke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~1st day of December~~ 28th day of November, 2025.

Notary Signature
My commission expires: 11/03/2028

DEBRA J FOX
Notary Public
State of Ohio
My Comm. Expires
November 3, 2028