Karen Johnson Davidson County
Batch# 1353351 DEEDWARR
12/03/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20251203-0096093

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

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

STATE OF TENNESSE
COUNTY OF RUTHER

The actual consideration for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me on this 1st day of December, 2025.

Notary Public

My Commission Expires: 08/21/22

WARRANTY DEED

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Margaret Alicia Showalter **801 Long Hunter Ct.** **Nashville, TN 37217**	**Same**	**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, **Final Phase Construction, Inc.** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Margaret Alicia Showalter** (hereinafter "Grantee(s)"), their heirs/successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in 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.

Further being the same property conveyed to Final Phase Construction Inc. by Warranty Deed from Susan G. Gebhardt f/k/a Susan G. Rush of record in Instrument No. 20250903-0070374, dated and recorded September 3, 2025, Register's Office for Davidson County, Tennessee.

I/We declare under penalty of perjury that the foregoing is true and correct.

Final Phase Construction, Inc.

By: _____
Steven Joel Reed, Member

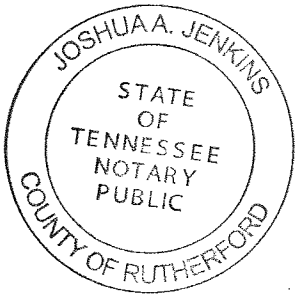
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Final Phase Construction, Inc., the within named, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), 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 the 1st day of December, 2025.

_____
Notary Public

My commission expires: 08/21/27



Tennessee Certificate of Authenticity

I, Sashua M. 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 12/01/2025.

~~Affiant~~ Signature

12/1/25
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of December, 2025.

Shannon Gilbert
Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

