WARRANTY DEED

Karen Johnson
Batch # 1358738
12/16/2025 02:36:36 PM
Fees: $13.00 Taxes: $749.25

Davidson County
DEEDWARR
2 pgs

20251216-0100042

DM-WP-25-5007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Liu and Timothy Ho	**New Owner**	
(NAME)	(NAME)	
1821 12th ave N		**061-04-0-158.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **LYNN E. GORING, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE LIU AND TIMOTHY HO, WIFE AND HUSBAND,** 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 located in Davidson County, Tennessee and being further described as follows:

Beginning at an iron pin in the West margin of an Unnamed Street, said pin being 209.5 feet Southwesterly from an iron pin in a rock wall, the same being the Northeast corner of a 2.94 acre tract of land conveyed to AJ. Coleman and wife, Edith Coleman from Mrs. A.J. Mcgaughey, as Shown on an unrecorded plan on file in the Office of the Davidson County Engineer, the Deed from said property being of record in Book 1511, Page 295, Register's Office for said County; thence along the Westerly margin of said Unnamed Street, South 44 degrees 15 minutes West, 100 feet to an iron pin in the West margin of said Street; **thence North 42 degrees 55 minutes West,**147.4 feet to an iron pin in the East line of the Davidson County Quarry Property; thence along the said East line of The Quarry Property, North 26 degrees 10 minutes East, 110 feet to an iron pin; thence South 41 degrees 59 minutes East, 181.8 feet to the point of beginning.

Less and Except that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deeds of record in Book 4871, Page 349 and Book 3670, Page 215 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie D. Jackson and wife, Mary K. Jackson, by Warranty Deed from Abdvl Wali Wahidi and wife, Freshta Siddiqi, of record in Book 8457, Page 408, Register's Office for Davidson County, Tennessee, dated September 27, 1991 and recorded on October 3, 1991.

Said Ronnie D. Jackson having deceased on or about February 27, 2012, vesting Mary K. Jackson as surviving tenant.

Being the same property conveyed to Lynn E. Goring, a single man by Warranty Deed from Mary K. Jackson, a widow of record in Instrument No. 20160923-0100690 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 23, 2016 and corrected by Scrivener's Affidavit of record in Instrument Number 20251205-0096943 in said Registers Office.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Easements for access, ingress and egress in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 3670, Page 215 and Book 4871, Page 349, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5007 Ruskin Avenue, Nashville, Tennessee 37216**.

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 12th DAY OF DECEMBER, 2025.

Lynn E. Goring

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN E. GORING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 12/12/25.

Affiant Signature

December 16, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 16th day of December, 2025.