Name and Address of New Owner:
Nicholas Antonio Gangwer
204 Church Avenue Northeast
Jacksonville, AL 36265

Send Tax Bills To:
American Financial Resources, LLC
8 Campus Drive, Suite 401
Parsippany, NJ 07054

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1371680 DEEDWARR
01/22/2026 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20260122-0005235

Map & Parcel No: 071-10-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tod R. Bushman and Rosanne Tenaglia-Bushman, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Nicholas Antonio Gangwer, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of J.B. Haynies Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Sweeney Sr. by Special Warranty Deed from Bank One, National Association, as Trustee, of record in Instrument No. 20041117-0138248 Register's Office for Davidson County, Tennessee, dated November 5, 2004 and recorded on November 17, 2004.

Being the same property conveyed to Tod R. and Roseanne Tenaglia Bushman, husband and wife, by Quitclaim Deed from James S. Sweeney Sr. of record in Instrument No. 20041130-0142147 Register's Office for Davidson County, Tennessee, dated November 12, 2004 and recorded on November 30, 2004.

Being improved property known as 1300 Bessie Avenue, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 16th day of January, 2026.

Tod R. Bushman by Rosanne Bushman, his Attorney In Fact (SEAL)
Tod R. Bushman by Rosanne Bushman, his Attorney-In-Fact

Rosanne Tenaglia-Bushman (SEAL)
Rosanne Tenaglia-Bushman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rosanne Bushman as Attorney in Fact for Tod Bushman and Rosanne Tenaglia-Bushman, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of January, 2026.

Notary Public
My commission expires: 11/28/27



AFFIDAVIT OF VALUE

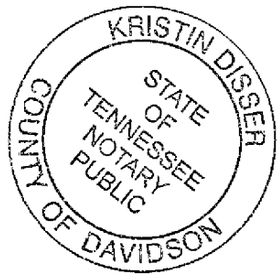
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of January, 2026.

Notary Public
My commission expires: 9/5/2028



File No. GNT-25-4344

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 1-16-26.

1-16-26

Affiant Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

