WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384967 DEEDWARR
02/24/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20260224-0014634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LINZIE HANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roger Gutzmer	New Owner	
(NAME)	(NAME)	105-07-0S-001.00-CO
425 W 47th AVE		
(ADDRESS)	(ADDRESS)	
Kennewick, WA 99337		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **AMANDA MARIE BARBERA, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER GUTZMER,** 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 Unit A, 505 Moore Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141027-0098679, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda Marie Barbera, Unmarried by Warranty Deed from Robert Stokely, Unmarried and Grace Zimmerman, Unmarried, of record in Instrument No. 20230310-0017588 Register's Office for Davidson County, Tennessee, dated March 10, 2023 and recorded on March 10, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 505 A Moore Ave, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

CH2026-149

Witness my hand this 18 day of February, 2026

AMANDA MARIE BARBERA

STATE OF New York
COUNTY OF New York

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

Witness my hand and official seal this 18th day of February, 2026.

Commission expires: 3-14-2026

Notary Public

DANIELLE PARR
NOTARY PUBLIC STATE OF NEW YORK
REG NO. 01PA6430452 QUALIFIED IN QUEENS COUNTY
CERTIFICATE FILED IN NEW YORK COUNTY
COMMISSION EXPIRES 03/14/2026

CH2026-149

Certificate of Authenticity

I, Linzie Hahn, 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 2/19/26.

Date

L Hahn

Affiant Signature

2/19/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 19th day of February, 2026.

Anna E. S

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

