WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392717 DEEDWARR
03/13/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260313-0020280

File No. AD-26-1490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2026

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 22 2030

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alvin Jeffery and Jamey Rutschilling	New Owner	
(NAME)	(NAME)	
713B 32nd Avenue North		092-05-0-354.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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/we, **Lauren Ashley Gaston, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alvin Jeffery and Jamey Rutschilling, married**, HEREINAFTER CALLED THE GRANTEE, 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 a Tract of land in Davidson County, Tennessee and being Lot 6 of the G.E Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register' s Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe old in the West right-of-way of 32nd Avenue North, being the Northeast corner of the herein described tract and the Southeast corner of said Lot 5; Thence running with 32nd Ave. North, South 20 degrees 35 minutes 20 Seconds East, 35.00 feet to a point and common corner with Lot 7; Thence leaving 32nd Ave. North, South 74 degrees 53 minutes 11 seconds West, 140.00 feet to a point in the East right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, Page, 86 and common corner with Lot 7; Thence leaving Lot 7 and running with the East right-of-way of Alley No, 1181, North 20 degrees 35 minutes 20 seconds West, 35.00 feet to a point and common corner with Lot 5; Thence with Lot 5, North 74 degrees 53 minutes 11 Seconds East, 140.00 feet to the Point of Beginning and containing 4,877.64 square feet, or 0.112 acres, more or less.

Being the same property conveyed to Lauren Ashley Gaston, single women by Warranty Deed from 32nd Ave Developments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210510-0062157 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 10, 2021.

This is property more commonly known as 713B 32nd Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Property taxes for 2026 and thereafter; and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 10th day of March, 2026.

Lauren Ashley Gaston

STATE OF GEORGIA
COUNTY OF Forsyth

On this 10th day of March, 2026, before me personally appeared Lauren Ashley Gaston, 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 10th day of March, 2026.

Notary Signature
My commission expires: 12/5/28

LEONID SAKSON
NOTARY PUBLIC
FORSYTH County
State of Georgia
My Comm. Expires 12/5/2028

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), 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 March 13, 2026 (date of document).

Signature of above

03/13/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2030