Karen Johnson Davidson County
Batch# 1400105 DEEDWARR
04/01/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $7,474.00
20260401-0025818

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,020,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

BG-BR-26-511

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)
Charles Richard Gardner and Kimberly Ann Gardner	**CrossCounty Mortgage, LLC**	
(NAME)	(NAME)	
511 Broadwell Drive	**2160 Superior Avenue**	**160-08-0H-001.00-CO** **160-08-0H-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Cleveland, OH 44117**	
(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, **HUSONG CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES RICHARD GARDNER AND KIMBERLY ANN GARDNER, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Units No. A and B on the Plan of Homes at 509 and 511 Broadwell, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250811-0063772, 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 William D. Moore and spouse, Marissa Harris, by Warranty Deed from Mark F. Jarman and Amy Kane Jarman, husband and wife, of record in Instrument Number 20040816-0098735, Register's Office for Davidson County, Tennessee, dated August 13, 2004 and recorded on August 16, 2004.

Being the same property conveyed to Husong Capital, LLC, a Texas limited liability company, by Warranty Deed from William D. Moore and Marissa Harris, husband and wife, of record in Instrument Number 20250516-0038643, Register's Office for Davidson County, Tennessee., dated May 13, 2025 and recorded on May 16, 2025.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 2663, Page 118, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250811-0063772, 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: **509 & 511 Broadwell Drive, Nashville, Tennessee 37220**.

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 30th DAY OF MARCH, 2026.

Husong Capital, LLC

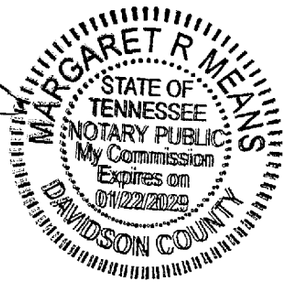
BY: _____
Richard E. Husong
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD E. HUSONG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of HUSONG CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of March, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/30/26 (date of document).

Affiant Signature

3/31/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

