WARRANTY DEED

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 2-23-30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Rough		141-05-0A-262.00
(NAME)	(NAME)	Karen Johnson Davidson County
736 Gloucester Lane	New Owner	Batch# 1432752 DEEDWARR
(ADDRESS)	(ADDRESS)	06/11/2026 12:57:30 PM 3 pgs
Nashville, TN 37221		Fees: $18.00 Taxes: $1,924.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20260611-0053094

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 considerations, the receipt of which is hereby acknowledged, I/we Jacob Ghinazzi and Theresa Ghinazzi, formerly known as Theresa Mehringer, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Robert Rough and Paula Rough, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 262 on the Final Plat, Revision, Avondale Park Phase 1, Section 4, of record in Instrument No. 20090318-0024196, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacob Ghinazzi, an unmarried man and Theresa Mehringer, an unmarried Women, joint tenants with right of survivorship by Warranty Deed from Abdul Nisar and Kiran Shahzadi, husband and wife, dated 11/13/2020, of record in Instrument No. 20201124-0137984, Register's Office for Davidson County, Tennessee.

Theresa Ghinazzi is one and the same as Theresa Mehringer, now a married woman.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 736 Gloucester Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2912052
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 10th day of June, 2026.

Jacob Ghinazzi

Theresa Ghinazzi, formerly known as Theresa Mehringer

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Ghinazzi and Theresa Ghinazzi, formerly known as Theresa Mehringer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of June, 2026.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

True Copy Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 6/10/2026.

Kim Murray
Signature

Date: 6/10/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 10th day of June, 2026.

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE