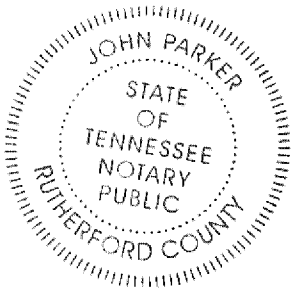
Karen Johnson Davidson County
Batch# 1433734 DEEDWARR
06/16/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,030.30
20260616-0054455

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $819,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES 05-20-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 26-Cd-083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott A. Muss and Sharon E. Muss,	Rocket Mortgage, LLC	091-11-3A-001.00-CO
(NAME)	(NAME)	
5298 Georgia Ave	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Detroit, MI, 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Nineteen Thousand And No/100 Dollars ($819,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHASCA, LTD, a Texas Domestic Limited Partnership HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT A. MUSS AND SHARON E. MUSS, HUSBAND AND WIFE, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 5300 Georgia Avenue a Horizontal Property Regime, of record in Instrument No. 20211018-0139367, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Johasca, LTD by Warranty Deed from Christopher C. Tabscott of record in Instrument No. 20240125-0005040 Register's Office for Davidson County, Tennessee, dated January 22, 2024 and recorded on January 25, 2024.

unimproved ☐
This is improved ☒ property, known as 5298 Georgia Ave, Nashville, TN 37209
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 10 day of June 2026.

Johasca, Ltd

By: C & C Johasca, LLC
Its: General Partner

BY: _____
Calvin Bishop, Managing Member

BY: _____
Cathy Bishop, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared Calvin Bishop and Cathy Bishop, Managing Members of C & C Johasca, LLC as General Partner of Johasca, LTD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Members of C & C Johasca, LLC, as General Partner of Johasca, LTD, the within named bargainor, a Limited Partnership that he/she as such Managing Members of the General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the General Partner by himself/herself as Managing Members.

Witness my hand and official seal at Franklin, Tennessee on 10 day of June 2026

Commission Expires: _____

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Certificate of Authenticity

I, Ashley Adams, 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 **6/10/2026**.

Date

Affiant Signature

6/15/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **15th** day of **June**, 2026.

Jameka Braden

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

