Karen Johnson Davidson County
Batch# 1437513 DEEDWARR
06/24/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260624-0056881

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-40103-26

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of June, 2026

NOTARY PUBLIC

My commission expires: 12/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linh Thi Huynh & Hung Ngoc Dang 3748 Hoggett Ford Rd Hermitage, TN 37076	Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226	097-02-0A-664-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($425,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JONATHAN GERST, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LINH THI HUYNH, UNMARRIED, AND HUNG NGOC DANG, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 664 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 7, of record in Instrument #20170426-0040821, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Gerst, a single man, from Dennis L. Wilcockson and Sherry M. Wilcockson, as Trustees of the Wilcockson Family Revocable Trust, dated June 11, 2004, by Warranty Deed dated March 27, 2020 and recorded July 7, 2020 in Instrument #20200707-0073347, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 3748 Hoggett Ford Road, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16 day of June, 2026

GRANTOR(S)

Jonathan Gerst

STATE OF OHIO
COUNTY OF Mahoning

Personally appeared before me, a Notary Public, Jonathan Gerst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of June, 2026.

Notary Public

John E Heasley
Printed Notary Name

JOHN E HEASLEY
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Jan 27, 2030

My commission expires: 1-27-2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 17. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606240056881