Karen Johnson Davidson County
Batch# 1456215 DEEDWARR
08/06/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260806-0072533

WARRANTY DEED

JM-C-26-1208A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

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)
Summit on 34th LLC	**Same As New Owner**	
(NAME)	(NAME)	
1208 A Linden Avenue		**105-13-0J-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **MARINA KUSSEROW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUMMIT ON 34TH LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit 2 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime for Linden Place, of record as Instrument No, 20100201-0008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record as Instrument No. 20100205-0009513, said Register's Office. Reference is made to "Exhibit B" to the said First Amendment for the plat identifying Unit 2 of Linden Place.

Being the same property conveyed to Marina Kusserow by Deed dated January 3, 2023 from Paul Kusserow and Serena Kusserow, Trustees of the Paul and Serena Kusserow Family Trust dated 1/22/2016, recorded February 1, 2023, in Instrument Number 202302010007344, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien due and payable, but not delinquent.
- Charter of Linden Place Homeowner's Association, Inc. of record in Instrument Number 20100202-0008395, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement Agreement of record in Instrument Number 20070214-0018766, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20100210-0010469, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130906-0094413 in the 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: **1208 A Linden Avenue, Nashville, Tennessee 37212**.

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 4th DAY OF AUGUST, 2026.

Marina Kusserow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARINA KUSSEROW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 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, Trevor Keller, 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 **8/5/2026** (date of document).

Affiant Signature

8/5/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **August**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

