WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-SB-VRES-21-2507

Karen Johnson Davidson County
Batch# 680660 DEEDWARR
07/21/2021 10:59:03 AM 2 pgs
Fees: $13.00 Taxes: $1,894.77

20210721-0097713

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)
Lauren Alibozek and Leah Alibozek	**New Owner**	
(NAME) **2507 Sandy Drive**	(NAME)	**073-09-0-013.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **KENNETH ALAN PARSLEY AND WIFE, REBA SHOCKLEY PARSLEY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN ALIBOZEK, AN UNMARRIED PERSON, AND LEAH ALIBOZEK, A MARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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 Lot No. 8 on the Plan of Gibson Heights Subdivision of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 75 feet on the Westerly Drive of Sandy Drive and runs back between parallel lines 150 feet to a dead line on which it measures 75 feet.

Being the same property conveyed to Kenneth Alan Parsley and wife, Reba Shockley Parsley, husband and wife by Warranty deed from Willie L. Winett (Widow) of record in Book 4844, page 375, Register's Office for Davidson County, Tennessee, dated August 16, 1974 and recorded on August 16, 1974.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 2093, Page 213, in the Register's Office for Davidson County, Tennessee.
- Easement to Gulf Interest Gas Company of record in Book 2242, Page 139, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of Easement for Sanitary and/ or Storm Drainage of record in Book 4145, Page 741, 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: **2507 Sandy Drive, Nashville, Tennessee 37216**.

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 19th DAY OF JULY, 2021.

Kenneth Alan Parsley by Paul Hinman, Attorney-In-Fact

Reba Shockley Parsley by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH ALAN PARSLEY AND REBA SHOCKLEY PARSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH ALAN PARSLEY AND REBA SHOCKLEY PARSLEY.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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