WARRANTY DEED

Karen Johnson Davidson County
Batch# 943755 DEEDWARR
11/22/2022 10:12:22 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20221122-0123583

JM-KW-22-710B

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
David Rublin	**Nuwave Lending LLC**	
(NAME)	(NAME)	**083-07-0G-002.00-CO**
710B Powers Ave	**3400 N. Central Expressway, #110-295**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Richardson, TX 75080**	
(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, **DAVID E. PARSONS AND TORI B. PARSONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID RUBLIN, A SINGLE PERSON,** 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: MATTHEW

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050509, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David E. Parsons and Tori B. Parsons, husband and wife by Warranty deed from Jerold Bostwick and Chrissie Bostwick, husband and wife of record in Instrument No. 20190919-0095017 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 19, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 1130, Page 29, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20140610-0050509, 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: **710B Powers Ave, Nashville, Tennessee 37206**.

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 16th DAY OF NOVEMBER, 2022.

David E. Parsons
by Tori B. Parsons as Attorney-in-Fact

David E. Parsons
by Tori B. Parsons as Attorney-in-fact

Tori B. Parsons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TORI B. PARSONS, 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 DAVID E. PARSONS, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID E. PARSONS.

Witness my hand and official seal, this the 16th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B PATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TORI B. PARSONS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B PATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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