When recorded, return to:
Vorholt Title & Escrow, LLC
4235 Hillsboro Pike Ste. 300
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18652-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500,900.00**.

Affiant

Karen Johnson Davidson County
Batch# 954372 DEEDWARR
12/22/2022 09:37:43 AM 2 pgs
Fees: $13.00 Taxes: $1,853.33
20221222-0132002

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of October, 2022.

Notary Public
My Commission Expires: 7.9.24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tessa Rubin 759 Gloucester Lane Nashville, TN 37221	Tessa Rubin 759 Gloucester Lane Nashville, TN 37221	141-05-0A-245-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Vincent R. Premdas and Allyson B. Premdas, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Tessa Rubin, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a 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. 245 on the Final Plat Revision of Avondale Park, Phase 1, Section 4, Plat of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Vincent R. PremDas and Allyson B. PremDas, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation of record as Instrument No. 20100802-0060345 in the Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 2, 2010.

This is improved property located at: **759 Gloucester Lane, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of October, 2022

GRANTOR:

Vincent R. Premdas

Allyson B. Premdas

STATE OF FLORIDA
COUNTY OF Orange

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vincent R. Premdas and Allyson B. Premdas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of October, 2022.

M. Medina

Notary Public
My Commission expires: 5-3-2024

MIRIAM MEDINA
Notary Public - State of Florida
Commission # GG 974664
My Comm. Expires May 3, 2024
Bonded through National Notary Assn.