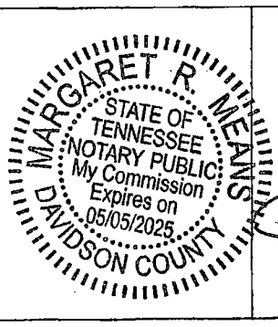
Karen Johnson Davidson County
Batch# 973919 DEEDWARR
02/24/2023 10:29:24 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20230224-0013153



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF FEBRUARY, 2023

Notary Public

MY COMMISSION EXPIRES: March 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON PAUL IZAGUIRRE, ET UX	**NUWAVE LENDING LLC**	**141-05-0A-270.00-CO**
(NAME) **714 GLOUCESTER LN.**	(NAME) **3400 N. CENTRAL EXPRESSWAY, #110-295**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **RICHARDSON, TX 75080**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAD A. DUNCAN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON PAUL IZAGUIRRE AND MEGHAN LEIGH IZAGUIRRE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 270 on the Plan of Avondale Park, Phase 2, Section 3A, of record in Instrument No. 20101005-0079393, (erroneously referred to as Instrument No. 20101005-0043070 in prior deed) Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jad A. Duncan, single man, from Cormae S. Carolan-Tolbert, a married man, by deed dated April 10, 2020, of record in Instrument No. 20200415-0039456, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Instrument No. 20101005-0079393; Declaration of Protective Covenants, Conditions, and Restrictions for Avondale Park of record in Instrument No. 20081203-0117452, and amended in Instrument No. 20090331-0028791, and Instrument No. 20101223-0102254, and Instrument No. 20190313-0023161; Charter for Avondale Park Owner's Association, Inc., of record in Instrument No. 20081203-0117350; Access Easement Agreement of record in Instrument No. 20041207-0145662, Grant of Transmission Line Easement of record in Instrument No. 20060110-0003857, Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 20040204-0013639, and in Instrument No. 20040204-0013640; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****JAMIE DUNCAN JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHT, TITLE, AND INTEREST SHE MAY HAVE IN THIS PROPERTY BY VIRTUE OF HER MARRIAGE TO JAD A. DUNCAN.****

Unimproved ( )
This is improved(X) property, known as **714 GLOUCESTER LN., NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRE-23-714

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; 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. 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 our hands this 22 day of February, 2023.

JAD A. DUNCAN

JAMIE DUNCAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jad A. Duncan and Jamie Duncan, husband and wife,** the bargainors, 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 official seal at office this 22 day of February, 2023.

My Commission expires: **March 3, 2026**

Notary Public

