WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/27/26

(AFFIX SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

JM-C-23-1987

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)
Delmus W. Massey and Krystal M. Massey	**NEW OWNER**	
(NAME)	(NAME)	**135-12-0C-006.00-CO**
1987 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **STANLEY M. WAUMANS AND LINDA JO WAUMANS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DELMUS W. MASSEY AND KRYSTAL M. MASSEY, A MARRIED COUPLE,** 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 Number 6, Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 13, according to survey and plat of same appearing of record in Instrument 20021230-0161681, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Stanley M. Waumans and wife Linda Joe Waumans by Warranty Deed from WRI-Nashville Residential Fund II, LLC, a Georgia limited liability company of record in Instrument No. 20140729-0067086 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 29, 2014.

Linda Jo Waumans erroneously took title as Linda Joe Waumans. Reference to both names refer to both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record as Instrument Number 20021230-0161681, Register's Office of Davidson County, Tennessee.
- Subject to Judgment of Declaration of Taking for J. Percy Priest Dam in Book 4254, page 410, said Register's Office.
- Covenants, Conditions and Restrictions for Parkside Villas Homeowners Association of record in Instrument Number 20021211-0152726, amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. in Instrument 20031008-0149209, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4827, Page 14, as supplemented in Book 5469, page 840 and Book 7751, page 907, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Parkside Villas Homeowner's Assn., Inc. in Instrument 20021211-0152727, amended and replaced with the name Lakeside Villas Homeowner's Assn., Inc. in Instrument 20020507-0056329, said Register' s Office.
- Quitclaim Deed for Common Areas of record in Instrument Number 20031008-0149210, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to agreements contained in "License to use Fitness Center and Swimming Pools" in Instrument 20020507-0056329, said Register' s Office.
- Easement for Metro Government in Book 4868, page 74, Book 4815, page 425, Book 6209, page 538, and Instrument 20010314-0024179, said Register's Office.
- Easement for Golf Course and Utilities of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easement for public right of way dedication of record in Book 4460, Page 149-151, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1074326 DEEDWARR
11/21/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20231121-0090733

• Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee.
• Easement for Sewer of record in Book 8870, Page 887 and 932, and Instrument 20021205-0150029, in the Register's Office for Davidson County, Tennessee.
• Easement granted to BellSouth Telecommunications of record in Instrument Number 20041025-0128047, in the Register's Office for DavidsonCounty, Tennessee.
• That portion a of the subject property which lied within the right of way of Nashboro Boulevard, Flintlock Court, and Longhunter Court, as dedicated in Plat Book 4660, page 73 (Longhunter Court) (Tract 20), Plat Book 4660, page 74 (Flintlock Court) (Tracts 13,14,and 15) and Plat Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee. Any and all visible easements lying on or across the property.

• All matters shown on the survey of the Property, Survey Number 486-0202, dated 4/17/2002 last revised 4/16/2002, prepared by Jimmy C. Yated, TN RLS # 1597 of Wamble & Associates, PLLC, Surveyors.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1987 Nashboro Blvd, Nashville, Tennessee 37217**.

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 20th DAY OF NOVEMBER, 2023.

Stanley M. Waumans

Linda Jo Waumans By Stanley M. Waumans as attorney-in-fact

Linda Jo Waumans
by Stanley M. Waumans as 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, STANLEY M. WAUMANS, 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 20th of November, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY M. WAUMANS, 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 LINDA JO WAUMANS, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDA JO WAUMANS.

Witness my hand and official seal, this the 20th of November, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Drusilla Bryant, 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 11-21-23.

Affiant Signature

11-21-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of NOV, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

NEKIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026