Warranty Deed

Karen Johnson Davidson County Batch# 1203090 DEEDWARR 11/08/2024 02:34:30 PM 3 pgs Fees: $18.00 Taxes: $1,997.63 20241108-0087437	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $539,900.00. Affiant Subscribed and sworn to before me, this the 8th day of November, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luke Gaspar	New Owner	071-01-0E-019.00-CO
516 Proximity Circle		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IVAN PARRA MOLINA AND ANA MARIA CORTES POVEDA, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE GASPAR, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit No. 19 on the Plan of Proximity, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210830-0116796 and amended in Instrument No. 20210903-0118829 and Instrument No. 20230524-0039230 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 a portion of the same property conveyed to RSD Trinity Lane, LLC, a Tennessee limited liability company by Special Warranty Deed from (i) North Lights, LLC, a Tennessee limited liability company, owner of a 59.0% undivided interest, (ii) Mary Margaret Wester, Trustee of the Mary Margaret West Trust, owner of a 32.2% undivided interest, (iii) Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4, owner of a 5.4% undivided interest, and Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust owner of a 3.4% undivided interest of record in Instrument No. 20201001-0113683 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

Being the same property conveyed to Ivan Mauricio Parra Molina and Ana Maria Cortes Poveda, husband and wife by Special Warranty Deed from RSD Trinity Lane, LLC, a Tennessee limited liability company of record in Instrument No. 20240405-0024189 Register's Office for Davidson County, Tennessee, dated March 29, 2024 and recorded on April 05, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 516 Proximity Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of November, 2024.

Ivan Parra Molina

Ana Maria Cortes Poveda

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ivan Parra Molina and Ana Maria Cortes Poveda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of November, 2024.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Certificate of Authenticity

I, Ryan Lux, 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 **November 8, 2024**.

Date

Affiant Signature

11/08/2024

Date

State of Tennessee

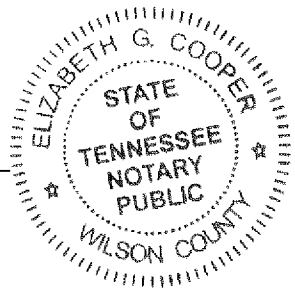
County of Davidson

Sworn to and subscribed before me this **8th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date



Notary's Seal (if on paper)