Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, Tennessee 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$630,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2024.

Notary Public

Commission Expires: _____

(Affix Seal)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson
Batch # 1221174
12/30/2024 10:11:37 AM
Fees: $13.00 Taxes: $2,331.00
Davidson County
DEEDWARR
2 pgs
20241230-0100914

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert C. Rush Anna E. Rush	Guild Mortgage Company, LLC, A California Limited Liability Company	**073-12-0-094**
(NAME)	(NAME)	
2938 McGavock Pike	5887 Copley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Diego CA 92111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BENNY H. PARSONS and JENNIFER L. HOLLAND, CO-EXECUTORS of the ESTATE OF PORTER S. PARSONS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT C. RUSH AND ANNA E. RUSH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 23 and all of Lot No. 24 on the Plan of George A. Waddey's Subdivision, called "Sunset View", not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike, at the corner of Lots Nos. 24 and 25; thence within the line between said two lots, easterly 395 feet to the top of bluff and down said bluff to the low water mark of Cumberland River; thence with said low water mark, southwardly 150.3 feet, more or less, to a point 50.1 feet, more or less, north of the corner of Lots Nos. 22 and 23; thence westwardly to the top of bluff and continuing in the same direction 406 feet, more or less, to the easterly margin of McGavock Pike; thence with said Pike, northwardly 150 feet to the beginning.

Being the same property conveyed to Porter S. Parsons and wife, Betty J. Parsons by Warranty Deed from Louise G. Bynum dated July 25, 1980 and recorded July 29, 1980 in Book 5630, Page 234 in the Register's Office for Davidson County, Tennessee. The said Betty J. Parsons died on June 20, 2017, survived by the said Porter S. Parsons who succeeded to sole ownership of the property as surviving tenant by the entireties. The said Porter S. Parsons died on October 28, 2023, leaving a Last Will and Testament (the "Will") that was admitted to probate in Docket No. 2023PR571 in the Probate Court for Wilson County, Tennessee. The Will made his real property a part of his probate estate and granted the Co-Executors all powers of administration with respect thereto, including, without limitation, the power of sale thereof.

This is improved property known as 2938 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

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, successors 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, successors 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.

The Estate of Porter S. Parsons, Grantor

By: Co-Executor
Benny H. Parsons, Co-Executor

By: Co-Executor
Jennifer L. Holland, Co-Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Benny H. Parsons and Jennifer L. Holland, with whom I am personally acquainted, and who upon their oaths acknowledged themselves to be the Co-Executors of the Estate of Porter S. Parsons, the within named bargainor, and that they as such Co-Executors, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of bargainor by themselves as its Co-Executors.

Witness my hand this December 27, 2024.

Commission Expires: 01/26/2025

NOTARY PUBLIC

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025