WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1475580
09/21/2026 02:55:27 PM
Fees: $13.00 Taxes: $1,998.00

Davidson County
DEEDWARR
2 pgs

20260921-0087643

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)
Ethan Dastugue and Anna Grace Breedlove Dastugue	**New American Funding LLC**	
(NAME) **1725 Welcome Lane**	(NAME) **PO Box 5071**	**073-13-0-173.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Troy, MI 48007-5071**	
(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, **BIG VISION HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN DASTUGUE AND ANNA GRACE BREEDLOVE DASTUGUE, HUSBAND AND WIFE,** 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 Lot No. 95 on the Plan of Henderson Gardens, Section II, of record in Book 2900, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Brady Wright, Jr., unmarried and Karen L. Mullen and Paul K. Mullen, Jr., wife and husband by Warranty Deed from Carolyn Jarrett Elam, Trustee of the Carolyn Jarrett Elam Trust dated July 25, 2007 of record in Instrument No. 20111222-0099999 Register's Office for Davidson County, Tennessee, dated December 21, 2011 and recorded on December 22, 2011.

Being the same property conveyed to Karen L. Mullen and Paul K. Mullen, Jr., wife and husband by Quit Claim Deed from Robert Brady Wright, Jr of record in Instrument No. 20151007-0102450 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on October 07, 2015.

Being the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Karen L. Mullen and Paul K. Mullen, Jr., wife and husband of record in Instrument No. 20250827-0068649 Register's Office for Davidson County, Tennessee, dated August 25, 2025 and recorded on August 27, 2025.

Being the same property conveyed to Big Vision Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20250828-0068996 Register's Office for Davidson County, Tennessee, dated August 25, 2025 and recorded on August 28, 2025.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3100, Page 86, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 Welcome Lane, Nashville, Tennessee 37216**.

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 16th DAY OF SEPTEMBER, 2026.

Big Vision Holdings, LLC

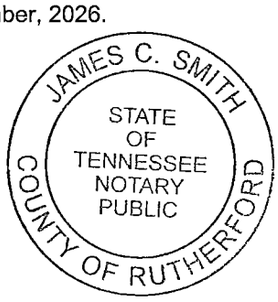
BY:_____
Logan Crowell
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN CROWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BIG VISION HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of September, 2026.

_____
Notary Public
My Commission Expires: February 21, 2027
(SEAL)



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