Karen Johnson Davidson County
Batch# 680060 DEEDWARR
07/20/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,323.60
20210720-0097114

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535283**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $628,000.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2021. Notary Public My Commission Expires: _____

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Nicholas Behrens and Allison Behrens 421 35th Avenue Unit A Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 09 3F 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debora Susan Pagach and Kyle Lindahl Pagach, a Trustees, of the Pagach Family Trust dated November 08, 2006** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Nicholas* Behrens and Allison** Behrens, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*S.
** R.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. E of M & A Development Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing M & A Development Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170719-0072835, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Debora Susan Pagach and Kyle Lindahl Pagach, a Trustees, of the Pagach Family Trust dated November 08, 2006, by Warranty Deed from M & A Real Estate Investments LLC, of record in Instrument No. 20191031-0111892, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 31, 2019.

Being the same property conveyed to M & A Real Estate Investments LLC, by Quitclaim Deed from M & A Development, LLC, of record in Instrument No. 20161101-0115449, in the Register's Office of Davidson County, Tennessee, dated September 23, 2016 and recorded on November 01, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20190228-0018335, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to M & A Development, LLC, a Tennessee limited liability company, by Warranty Deed from Land Development.com, Inc., a Tennessee corporation, of record in Instrument No. 20160330-0029868, in the Register's Office of Davidson County, Tennessee, dated March 28, 2016 and recorded on March 30, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of W. R. Wilson Tract, as recorded in Plat Book 332, Page(s) 161.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170719-0072835 and amended in Instrument No. 20190521-0048106.

This is improved property located at 421 35th Avenue Unit A Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2021.

The Pagach Family Trust dated November 08, 2006

By: Deborah Susan Pagach, Trustee

By: Kyle Lindahl Pagach, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Susan Pagach and Kyle Lindahl Pagach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustees of the The Pagach Family Trust dated November 08, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of July, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/6/21.

Affiant Signature

7/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON