Karen Johnson Davidson County
Batch# 968738 DEEDWARR
02/08/2023 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20230208-0009108

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Amanda Allen
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of February, 2023.

Felicia Kiely
Notary Public

(Affix Seal)

My Commission Expires: 11-2-2026

2023-01-612

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maggie Lindemann and Nicholas Nuby 329 Summit Ridge Circle Nashville, TN 37215	First Horizon Bank 12717 Cantrell Road Little Rock AR 72223	Map/Parcel 131-05-0B-329.00-CO

For and in 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, **Debora Susan Pagach and Kyle Lindahl Pagach, as Trustees of The Pagach Family Trust, dated November 8, 2006**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Maggie Anne Lindemann, an unmarried woman, and Nicholas Maurice Nuby, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs 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 No. 329 as shown on the Plan of Four Seasons, a Condominium Development, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Andrea Brown, unmarried, Janita Brown, unmarried, joint tenants with right of survivorship, by Warranty Deed from Tanya R. Vocque, unmarried, of record in Instrument No. 20070504-0053745, Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 04, 2007.

Being the same property conveyed to Debora Susan Pagach and Kyle Lindahl Pagach, as Trustees of the Pagach Family Trust Dated November 8, 2006 by Warranty Deed from Andrea Brown, unmarried, and Janita Brown, unmarried, of record in Instrument No. 20211006-0134120, Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on October 06, 2021.

This conveyance is subject to the following: Davidson County and the City of Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 329 Summit Ridge Circle, Nashville, TN 37215 .

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 and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the ____ day of February, 2023:

The Pagach Family Trust, dated November 8, 2006

By: Debora Susan Pagach Trustee
Debora Susan Pagach, Trustee

By: Kyle Lindahl Pagach Trustee
Kyle Lindahl Pagach, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Debora Susan Pagach and Kyle Lindahl Pagach, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Pagach Family Trust, dated November 8, 2006, the within bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of The Pagach Family Trust, dated November 8, 2006.

Witness my hand, at office, this 1st of February, 2023:

Caroline Sevier Hale
Notary Public

My commission expires: _____

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 8, 2023 (date of document).

Affiant Signature

February 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023