THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1149930 DEEDWARR
06/24/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240624-0047035

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Carolyn Pearigen and Robert Pearigen 2116 Hobbs Road, K-1 Nashville, TN 37215	Legacy Home Loans, LLC DBA Steadfast Mortgagee 1036 Stearman Drive, Ste 6 White House, TN 37188	131 02 0A 062.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gideon Naiditch, Trustee of Gideon E Naiditch Trust dated February 25, 2011** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Carolyn Pearigen, an unmarried woman, and Robert Pearigen, a married man** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2116 Hobbs Road, K1, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. K-1 of Hobbs House Condominiums Apartments of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for said County, a Horizontal Property Regime, created under Title 66, Section 27-101, eq-seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of The Hobbs House of record in Book 5289, page 515, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Gideon E. Naiditch, Trustee of Gideon E. Naiditch Trust, by Warranty Deed from Manish Kharat, unmarried, dated June 15, 2021 and recorded June 17, 2021 in Instrument No. 20210617-0082240, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20th day of June, 2024.

Gideon E Naiditch Trust dated February 25, 2011

By: _____ trustee
Gideon Naiditch, Trustee

STATE OF Florida)
COUNTY OF Broward)

On this 17 day of June, 2024, before me personally appeared Gideon Naiditch, Trustee of Gideon E Naiditch Trust dated February 25, 2011, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of June, 2024.

_____
Notary Signature Nadine Grant-Murray
My commission expires: 5/5/2027

NOTARY PUBLIC STATE OF FLORIDA
NADINE GRANT-MURRAY
Commission # HH 394185
Expires May 5, 2027

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 20th day of June, 2024

_____
Notary Public
My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 17 day of June, 2024.

Affiant Signature
Date 6/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

