Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-24-337

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1161319 DEEDWARR
07/24/2024 01:57:19 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20240724-0055939

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 19th DAY OF July 2024.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
John James Pagonis and James John Pagonis	John James Pagonis and James John Pagonis	162-05-0-273.00
(NAME) 337 Brewer Drive	(NAME) 337 Brewer Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Geovani D. Mariscal and wife, Adriana Mariscal, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto John James Pagonis, an unmarried man, and James John Pagonis, an unmarried man, as Tenants in Common with the Right of Survivorship, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Hickory Valley, Section 3 of record in Plat Book 4460, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geovani D. Mariscal and wife, Adriana Mariscal by Warranty Deed from Keith Jackson dba Douglas Contracting of record in Instrument No. 20080819-0085139 Register's Office for Davidson County, Tennessee, dated August 11, 2008 and recorded on August 19, 2008.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 337 Brewer Drive, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of July, 2024.

Geovani D. Mariscal

Adriana Mariscal

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of July, 2024 before me personally appeared Geovani D. Mariscal and Adriana Mariscal, 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 11 day of July, 2024

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY