WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-[illegible]-27

T-TAN-25-320-P3

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)
Kaio Felipe Constantino and Eduardo Felipe Constantino	**Movement Mortgage, LLC**	
(NAME) 2929 ~~26929~~ **Selena Drive** #C45	(NAME) **8024 Calvin Hall Road**	**133-15-0A-097.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Indian Land, SC 29707**	
(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, **HB, LLC, A TENNESSEE LMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAIO FELIPE CONSTANTINO, AN UNMARRIED PERSON EDUARDO FELIPE CONSTANTINO, A MARRIED PERSON, AS TENANTS IN COMMON,** 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 Unit P-3, of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to David Strode Akens, II, unmarried by Warranty Deed from The Resource Foundation, Inc., a Tennessee not-for-profit corporation of record in Book 9335, page 433, Register's Office for Davidson County, Tennessee, dated April 27, 1994 and recorded on May 5, 1994.

The David S. Akens a/k/a David Strode Akens, II died on or about September 14, 2003. See also, Affidavit of Heirship recorded on October 24, 2003 in Instrument No. 20031024-0157125, Register's Office for Davidson County, Tennessee.

See also Affidavit of Heirship recorded on January 25, 2024 in Instrument No. 20240125-0004964.

Being the same property conveyed to HB LLC by Warranty Deed from Daniel L. Akens and Martha Akens, husband and wife of record in Instrument No. 20240125-0004965 Register's Office for Davidson County, Tennessee, dated January 19, 2024 and recorded on January 25, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6111, Page 22, Book 9445, Page 492 and Book 10458, Page 936 and Book 3700, Page 61, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131209-0124879, in the Register's Office for Davidson County, Tennessee.
- Land Use Restriction Agreement of record in Book 8861, Page 363, in the Register's Office for Davidson

Karen Johnson Davidson County
Batch# 1252137 DEEDWARR
03/25/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $342.25
20250325-0022442

County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Welch Road #P3, Nashville, Tennessee 37211**.

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 24th DAY OF MARCH, 2025.

HB, LLC

BY: _____
Jared Kurth
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED KURTH, 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 SOLE MEMBER of HB, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

True Copy Certification

I, **Pam Autry,** 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 24 day of March, 2025.

Affiant Signature

Date 3/24/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028