THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Davidson County Batch# 1258113 DEEDWARR 04/11/2025 02:48:30 PM 4 pgs Fees: $23.00 Taxes: $2,867.50 20250411-0027479	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$775,000.00**. **Affiant** Subscribed and sworn to before me, this **8th day of April, 2025**. **Notary Public** **My commission expires:**

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nozima Shamsieva **2602 Pennington Ave** **Nashville, TN 37216**	NEW OWNER	**072 15 1K 002.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daniel-Edward Gimenez Lopez, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Nozima Shamsieva, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2600 PENNINGTON AVENUE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2600 PENNINGTON AVENUE HOMES, a Horizontal Property Regime, of record in Instrument Number 20210607-0075828 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 Daniel-Edward Gimenez Lopez, unmarried man, by Warranty Deed from Noonan Group Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230919-0073693, in the Register's Office of Davidson County, Tennessee, dated September 01, 2023 and recorded on September 19, 2023.

Being a part of the same property conveyed to Noonan Group Partners, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from DOT Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220628-0074023, in the Register's Office of Davidson County, Tennessee, dated June 22, 2022 and recorded on June 28, 2022.

Being the same property conveyed to DOT Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Ke Qin, of record in Instrument No. 20210922-0127631, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021.

Being a part of the same property conveyed to Ke Qin, by Warranty Deed from Matthew Adams, of record in Instrument No. 20210202-0015137, in the Register's Office of Davidson County, Tennessee, dated February 02, 2021 and recorded on February 02, 2021.

This property is not a marital residence of Daniel-Edward Gimenez Lopez and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2602 Pennington Ave, Nashville, TN 37216**.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this **8th day of April, 2025.**

Daniel-Edward Gimenez Lopez

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of April, 2025, before me personally appeared Daniel-Edward Gimenez Lopez, 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 8th day of April, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE Q BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202504110027479

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/9/25 (date of document)

Regina Sullo

Affiant Signature

April 10, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10 day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026