Karen Johnson
Batch # 1262294
04/21/2025 10 23 14 AM
Fees $13 00 Taxes $2,959 63
Davidson County
DEEDWARR
2 pgs
20250421-0029948

Warranty Deed

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $799,900 00 Affiant Subscribed and sworn to before me, this the 17th day of April, 2025 Notary Public My commission expires 9-6-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Shawn Cochran Heather Wallander	Primis Mortgage Company	072-11-0A-001 01-CO
2411 A Branch Street	5535 Currituck Drive #120	
Nashville, TN 37216	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PARAGON GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN COCHRAN AND HEATHER WALLANDER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. A on the Plan of Homes at 2411 Branch Street (A Horizontal Property Regime), of record in Exhibit "B" in the Declaration for Homes at 2411 Branch Street (A Horizontal Property Regime) at Instrument No. 20230817-0064162, 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 a portion of the same property conveyed to Jimmie John Owens and wife, Ella Dean Owens by Warranty deed from Campbell D. Mackey and wife, Maxie C. Mackey of record as Book 3466, Page 273, Register's Office for Davidson County, Tennessee, dated November 01, 1962 and recorded on December14, 1962.

Said Jimmie John Owens became divested and said Ella Dean Appleton Owens became solely vested by way of that Final Decree of Divorce filed in Docket No. 57952, Circuit Court of Davidson County, Tennessee.

Being a portion of the same property conveyed to Ella Dean Owens, as Trustee of the Ella Dean Owens Living Trust dated June 10, 2022 by Quitclaim deed from Ella Dean Owens of record as Instrument Number 20220614-0067705, Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 14, 2022.

Being a portion of the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Warranty deed from Ella Dean Owens, as Trustee of the Ella Dean Owens Living Trust dated June 10, 2022 of record as Instrument Number 20230309-0017082, Register's Office for Davidson County, Tennessee, dated March 03, 2023 and recorded on March 09, 2023.

Being a portion of the same property conveyed to Paragon Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wolfe Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230417-0027981 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 17, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2411 A Branch Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2025.

Paragon Group LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Paragon Group LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of April, 2025.

_____
Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026