Karen Johnson Davidson County
Batch# 1269920 DEEDWARR
05/07/2025 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20250507-0035811

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$480,000.00~~ Affiant Subscribed and sworn to before me, this the 1st day of May, 2025. Notary Public My commission expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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:
Brendan J. Moss Doris L. Moss	Community Mortgage, LLC	082-12-0-258.00
932 Silverdene Place	12980 Metcalf Ave. Suite 100	
Nashville, TN 37206	Overland Park, KS 66213	

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, **PARADOR PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDAN J. MOSS, A SINGLE MAN, AND DORIS L. MOSS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Lot No. 20 on the Plan of D. D. Philips Silverdene Park Subdivision, of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the Southerly margin of Silverdene Place, formerly Georgia Street, and extends back between parallel lines, along the westerly margin of alley, 170 feet to an alley in the rear.

Being the same property conveyed to Spencer Aaronson, an unmarried man by Warranty Deed from David B. Drake, an unmarried man of record in Instrument No. 20140606-0049401 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 6, 2014.

Being the same property conveyed to Parador Properties, LLC, a California limited liability company by Quitclaim Deed from Spencer Aaronson, an unmarried man of record in Instrument No. 20170613-0059097 Register's Office for Davidson County, Tennessee, dated June 7, 2017 and recorded on June 13, 2017.

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 932 Silverdene Place, Nashville, TN 37206, 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 1st day of May, 2025.

Parador Properties LLC, a California Limited Liability Company

By: _____
Spencer Keith Aaronson, President

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Spencer Keith Aaronson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of ~~Parador Properties LLC, a California Limited Liability Company~~, and that he, 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 1st day of May, 2025.

_____
Notary Public

My Commission Expires: 01/31/2027

GALINA L. RIVINA
Notary Public - California
Los Angeles County
Commission # 2436696
My Comm. Expires Jan 31, 2027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 05/01/2025 before me, Galina L Rivina, Notary Public
(insert name and title of the officer)

personally appeared Spencer Keith Aaronson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GALINA L. RIVINA
Notary Public - California
Los Angeles County
Commission # 2436696
My Comm. Expires Jan 31, 2027

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 1. 2025.

Affiant Signature

7th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028