Karen Johnson Davidson County
Batch# 1271558 DEEDWARR
05/09/2025 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20250509-0036754

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,125,000.00

Kristian Bath
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2025.

Sarah Hazlewood
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-26

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3377LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Aaron Benjamin Pomerance and Iris Virginia Fields Levine	United Wholesale Mortgage	
4529 Shys Hill Road	700 South Blvd, East	131 11 0 004.00
Nashville, TN 37215	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON R. BEGUE AND PAMELA BEGUE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON BENJAMIN POMERANCE AND IRIS VIRGINIA FIELDS LEVINE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, 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. 65 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 254.58 feet on the broken Southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the Northwesterly line and 157.00 feet on the Southeasterly line to a dead lie in the rear, measuring 205.0 feet.

Being the same property conveyed to Jason R. Begue and Pamela Begue by Quitclaim Deed from Jason R. Begue and Pamela Begue, Trustees, of their successors in interest of the Begue Revocable Living Trust, dated July 21, 2023, and recorded _5-9-25____. of record in Instrument No. _20250509003675 3__, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason R. Begue and Pamela Begue, Trustees, or their successors in interest of the Begue Revocable Living Trust, dated July 21, 2023, and any amendments thereto, by Quitclaim Deed from Jason R. Begue and Pamela Begue dated July 21, 2023, and recorded August 15, 2023, of record in Instrument No. 20230815-0063328, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2133, Page 81; Plat Book 2133, Page 82, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants and conditions contained in instrument recorded in Book 2249, Page 192, of the Public Records of Davidson County, Tennessee.
6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is property known as 4529 Shys Hill Road, Nashville, TN 37215

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 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 our hand on the 14th day of April, 2025.

Jason R. Begue

Pamela Begue

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JASON R. BEGUE AND PAMELA BEGUE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2025.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

My Commission Expires: 2/13/28

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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This property is also known as: 4529 Shys Hill Road, Nashville, TN 37215

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 5. 2025.

Affiant Signature

9th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th 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