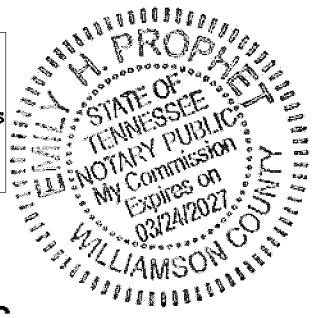
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271787 DEEDWARR
05/12/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $5,054.20
20250512-0037153



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Notary Public 3-24-27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Pabon and Heather B. Pabon	New Owners	072163Y002100
(NAME)	(NAME)	
1603 Peerman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, **Riverside Remodeling & Construction, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Mark A. Pabon and Heather B. Pabon, husband and wife,** hereinafter called the GRANTEE(S), their 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 all of Unit B of Peerman Homes II, a Horizontal Property Regime established by the Declaration of Record in Instrument No. 20240417-0027319, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to Riverside Remodeling and Construction, LLC, a Tennessee limited liability company by Warranty Deed from Stefan Lewis Moberg, single, dated 08/11/2023, of record in Instrument 202308210065239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1603 Peerman Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 9th day of May, 2025.

Riverside Remodeling & Construction, LLC

By: Lindsey Murphy
Lindsey Kathryn Murphy, Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lindsey Kathryn Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be a Member of Riverside Remodeling and Construction, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Lindsey Kathryn Murphy, as such Member.

Witness my hand and Official seal this 9th day of May, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATION

I, Emily H Prophet (owner/preparer of document), 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 5-9-25 (date).

E Prophet

Affiant Signature

5-12-25

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 12 day of May 2025.

Maria Williams

Notary Signature

My Commission Expires:

