WARRANTY DEED

Karen Johnson
Batch # 1278177
05/27/2025 02 49 55 PM
Fees $13 00 Taxes $1,387 50
20250527-0041488

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/16/26

(AFFIX SEAL)

G-ORE-25-1706

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Eric A. Tano and Kaelin S. Fabian	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**081-15-0-232 00**
1706 Underwood Street	**9311 San Pedro Ave., Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM G. PAINE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC A. TANO, AN UNMARRIED MAN, AND KAELIN S. FABIAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being part of Lot Nos 381 and 382 in the addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County, described as follows

Beginning on the northerly margin of Underwood Street in the Southwest corner of the property conveyed to Christopher Kittle and wife, by deed from W J Lemmer, et al, of record in Book 141, Page 69, Register's Office for said County, thence with Kittle's Easterly line Northwardly 120 feet, more or less, to the Southerly margin of a ten foot alley, thence with the Southerly margin of said alley, Eastwardly 40 feet to the Northwest corner of the property conveyed to Harry J Grimes by deed from William J Lemmer, of record in Book 159, Page 262, said Register's Office, thence with said Grimes' westerly line Southwardly 130 feet, more or less, to the Northerly margin of said Underwood Street, thence with same, Westwardly 41 feet 10 inches to the beginning

Being a portion of the same property conveyed to William G Paine, an unmarried man by Warranty Deed from Family Ventures Partners I, L P of record in Instrument No 20150902-0089570 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 02, 2015

William G Paine now married The above referenced property has never been the principal marital residence for the Grantor

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1706 Underwood Street, Nashville, Tennessee 37208**

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), their heirs and 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), 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 the 23rd DAY OF MAY, 2025

William G Paine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM G PAINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd of May, 2025

Notary Public
My Commission Expires 1/11/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212