Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,260,000.00

Affiant

Subscribed and sworn to before me this 28th day of May, 2025.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1278506 DEEDWARR
05/28/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $8,362.00
20250528-0041886

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
David Blechman and Abby Blechman 849 Crestridge Dr. Nashville, TN 37204	Same	118-10-0-151

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Terry Nicholas Pefanis, a single man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **David Blechman and Abby Blechman, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 41, as shown on the map entitled Pleasant Valley Subdivision, of record in Plat Book 1424 Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry Nicholas Pefanis by deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240108-0001376, Register's Office for Davidson County, Tennessee, and dated January 5, 2024.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Pleasant Valley of record in Plat Book 1424 Page 63 Register's Office for Davidson County, Tennessee.

3. Subject to the Declaration for Restrictions and Covenants for SCMS for regulated residential Infall, recorded in the official records of the Davidson County Register of Deeds of record in Instrument No. 20250428-0032291

This property is improved property known as 849 Crestridge Drive, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of May, 2025.

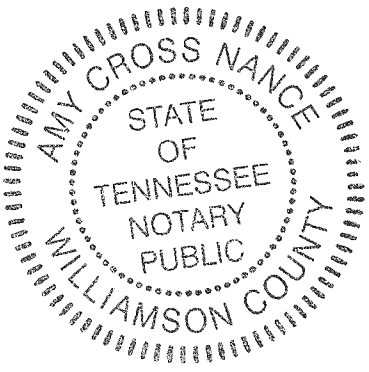
Terry Nicholas Pefanis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2025, before me personally appeared Terry Nicholas Pefanis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2025.

Notary Signature
My commission expires: 2/7/27



I, Sheri Engel, 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 this 28th day of May, 2025

Sheri Engel

Dated 5/28/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of May, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY