**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1281505 DEEDWARR
06/04/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250604-0044022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of May, 2025.

Notary Public

My commission expires: 3.20.28

(AFFIX SEAL)

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Franco Pahmer and Marnie Kelly Pahmer, Trustees of the Pahmer-Kelly Joint Revocable Trust, dated October 12, 2023 | New Owners | 161-06-0-A-165-00CO |
| 517 Brennan Lane | | |
| Franklin, TN 37067 | | |

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

Allison R. Jenney, an unmarried woman

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

Franco Pahmer and Marnie Kelly Pahmer, Co-Trustees of the Pahmer-Kelly Joint Revocable Trust, dated October 12, 2023, its successors and assigns

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 Unit No.165 on the Plan of Oakhill Townhomes, Phase 3, Lot 3, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070614-0071397 and Supplementals of record in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Oakhill Townhomes, shown on Exhibit "A-1" to the Second Supplemental to the Declarations of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being all the same property conveyed to Allison R. Jenney, an unmarried woman, by Deed dated September 13, 2011, from Centex Homes, a Nevada general partnership, of record in Instrument No. 20110916-0072042, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 161-06-0-A-165-00CO.

1. All matters shown on the Plan of record as set out on Exhibit "A-1" to the Second Supplemental to the Declarations of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070614-0071397 and Supplementals of record in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, and By-Laws appended thereto, said Register's Office.

3. Conveyance of common area to Oakhill Townhomes Homeowner's Association, Inc., of record in Instrument No. 20080909-0092190, said Register's Office.

4. All matters shown on the Boundary Plat for Oak Hill Townhomes, Phase 3, Lot3, of record in Instrument No. 20080325-0030014, said Register's Office.

5. Stormwater Detention Agreements of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office.

6. A temporary construction easement for ingress and egress, installation, maintenance and improvements of roads as reserved in the Quitclaim Deeds of record in Instrument No. 20070720-0086511 and Instrument No. 20070806-0093403, said Register's Office.

This is improved property known as: 1325 Crown Point Place, Nashville, TN 37211.

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) that I/we am/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), 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 30th day of May, 2025.

Allison R. Jenney

Allison R. Jenney

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Allison R. Jenney, an unmarried woman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2025.

**Notary Public**

**My Commission Expires:** 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/30/2025.

Affiant Signature

6/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY