BOX 10-A

Karen Johnson
Batch # 1281657
06/05/2025 10 33 18 AM
Fees $13 00 Taxes $1,794 50
Davidson County
DEEDWARR
2 pgs
20250605-0044207

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2514

M.R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of May, 2025

Notary Public

Commission Expires: 3/3/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yuli Lima 265 Paragon Mills Road Nashville, TN 37211	SAME AS OWNER	134-13-0G-001.00-CO

WARRANTY DEED

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, I/WE,

Juan M. Pena Pena, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yuli Lima, an unmarried man

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:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being known as Unit A, of 265 Paragon Mills Road, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 265 Paragon Mills Road, a horizontal property regime with private elements, of record in instrument No. 20230519-0037831, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to JJ Art Construction LLC, a Tennessee Limited Liability Company by Warranty Deed from John R. Lackey and Debbie K. Lackey, husband and wife of record in Instrument No. 20220215-0017559 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 15, 2022.

Being the same property conveyed to Juan M. Pena Pena, a married man by Quitclaim Deed from JJ Art Construction LLC, a Tennessee limited liability company of record in Instrument No. 20240916-0071313 Register's Office for Davidson County, Tennessee, dated September 13, 2024 and recorded on September 16, 2024. Subject property has never been the primary residence of herein grantor nor his spouse, Liliana Chavarria Lopez.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 265 Paragon Mills Road, 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 30th day ~~of May~~, 2025.

Juan M. Pena Pena

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 30th day of May, 2025, before me personally appeared Juan M. Pena Pena, 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 30th day of May, 2025.

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON