Karen Johnson
Batch # 1301936
07/24/2025 02:50 12 PM
Fees $13 00 Taxes $3,699 63

Davidson County
DEEDWARR
2 pgs

20250724-0058722

Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1400 Arthur, LLC a Delaware limited liability**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela Natiele Silva Mendes, unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain units located in Davidson County, Tennessee, being known and designated as Unit No. 3, of 1400 Arthur Row Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1400 Arthur Row Homes, a Horizontal Property Regime, of record in Instrument No. 20201030-0126888 and amended in Instrument No. 20220729-0086790, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration.

Being a portion of the same property conveyed to 1400 Arthur, LLC a Delaware limited liability company by Warranty Deed from Jewell Crawford, Personal Representative of the Estate of Temore Willis, Jr of record in Instrument No. 20181207-0119719 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 7, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1400 Arthur Avenue #3, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Pamela Natiele Silva Mendes **1400 Arthur Avenue #3** **Nashville, TN 37208**	**NEW OWNER**	**081-16-2D-003.00**

WITNESS THE EXECUTION HEREOF this 24th day of July, 2025.

1400 Arthur, LLC a Delaware limited liability

By: Derek Lisle, Authorized Agent

State of Tennessee)
County of Davidson)

On this 24th day of July, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Lisle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, 1400 Arthur, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 1400 Arthur, LLC, as Authorized Agent.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 999,900.00.**

Affiant

Sworn and subscribed before me on this the 24th day of July, 2025.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON