Karen Johnson Davidson County
Batch# 1306901 DEEDWARR
08/08/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250808-0063100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

T-RM-25-4225

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)
Paradigm Investments, LLC	**New Owner**	
(NAME) **2000 Mallory Lane, Suite 130**	(NAME)	**134-09-0B-046.00-CO**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(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, **DEBORAH MCCAHON, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARADIGM INVESTMENTS, LLC,** 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:

Land in Davidson County, Tennessee, being known as Lot No. 135 as shown on the map entitled Providence Park, Phase 1, Section 3, of record as Instrument No. 20040907-0107496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Deborah McCahon, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc, a Tennessee non-profit corporation of record in Instrument No. 20050405-0037044 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 05, 2005.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040907-0107496, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031007-0148249, as amended of record as Instrument No. 20031020-0154723, as amended of record as Instrument No. 20040324-0033177, and as further amended of record as Instrument No. 20040930-0117792 and Amendment Instrument No. 20100316-0019838, Instrument No. 20100202-0008169, Instrument No. 20101004-0079326, Supplement Instrument No. 20050912-0108965, Supplemental Instrument No. 20070205-0014869, Instrument No. 20071113-0132962 and Instrument No. 20051012-0122828, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8347, Page 35, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 7262, page 388, Book 8337, page 556, and of record in Instrument Number 20030409-0047549, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20031013-0151608, in the Register's Office for Davidson County, Tennessee.
- Common Area HOA of record in Instrument Number 20180925-0095151, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4225 Generosity Way, Nashville, Tennessee 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), 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 7 DAY OF AUGUST, 2025.

Deborah McCahon

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH MCCAHON, 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 7th of August, 2025.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026
(SEAL)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 August 7, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date August 8, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 8th day of August, 2025.

Candis A Th

Notary's Signature

MY COMMISSION EXPIRES: 1-22-29

