Karen Johnson Davidson County
Batch # 1307386 DEEDWARR
08/11/2025 02:26:28 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50

20250811-0063782

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-ORE-25-1730A

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3706

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Samuel Wayne Pape
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of August, 2025

Notary Public

Commission Expires:

MARGARET R MEEKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Wayne Pape 1730 A Pecan Street Nashville, TN 37208	U.S. BANK N.A. 2800 TAMARACK RD OWENSBORO, KY 42301	081-02-OT-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,

Frederick Dupre Rau, III, and Alexandra Elizabeth Velez, husband and wife

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

Samuel Wayne Pape, a single 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:

Land in Davidson County, Tennessee, being Unit A, as shown on the Plan of Homes at 1730 Pecan Street, a Horizontal Property Regime with Private Elements, and filed as Exhibit "B" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20161004-0104817, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the Declarant and the unit owners, and the By-Laws of the Association of owners

Being the same property conveyed to Frederick Dupre Rau, III, and Alexandra Elizabeth Velez by Warranty Deed from Barry Booker, a married man of record in Instrument No. 20230519-0037566 Register's Office for Davidson County, Tennessee, dated May 16, 2023 and recorded on May 19, 2023.

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: 1730 A Pecan Street, 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 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 8th day of August, 2025.

Frederick Dupre Rau, III

Alexandra Elizabeth Velez

STATE OF New York
COUNTY OF Clinton

On this 8th day of August, 2025, before me personally appeared Frederick Dupre Rau, III and Alexandra Elizabeth Velez, 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 and office, this 8th day of August, 2025.

Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 8, 2025

Affiant Signature August 11, 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2025.

Notary's Signature

