Karen Johnson Davidson County
Batch# 1319957 DEEDWARR
09/08/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20250908-0071667

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2025.

April Sumruld
Notary Public
MY COMMISSION EXPIRES: 12-19-2028

File #25-DW-1700-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Brooks Huff and Victoria Pitts	**The Turnkey Foundation, Inc dba Arbor Financial Group**	
(NAME)	(NAME)	
1700 Electric Avenue	**1805 East Garry Avenue**	**094 02 0E 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Santa Ana, CA 92705**	
(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,

MARK ANTHONY PABON AND HEATHER BARTINA PABON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LAURA BROOKS HUFF, AN UNMARRIED WOMAN AND VICTORIA PITTS, AN UNMARRIED WOMAN,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A of the 1700 ELECTRIC AVE RESIDENCES CONDOMINIUMS, and as established by Master Deed establishing the 1700 ELECTRIC AVE RESIDENCES CONDOMINIUMS, of record in Record Instrument Number 20190510-0044257 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Anthony Pabon and Heather Bartina Pabon, Husband and Wife, as Tenants by the Entirety with the Right of Survivorship, by Warranty Deed from 1700 Electric JV, A Joint Venture, of record in Instrument No. 20210513-0064840, in the Register's Office of Davidson County, Tennessee, dated May 07, 2021, and recorded on May 13, 2021.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNITED ELECTRIC RAILWAY, as recorded in Plat Book 161, Page 8.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190510-0044257 and as amended in Instrument No. 20210511-0062907.
* Charter for 1700 Electric Ave Residences Homeowners' Association recorded as Instrument No. 20190605-0053527.
* Letter recorded in Book 5382, Page 766.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1700 Electric Avenue, Nashville, TN 37206.

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 2nd day of September, 2025.

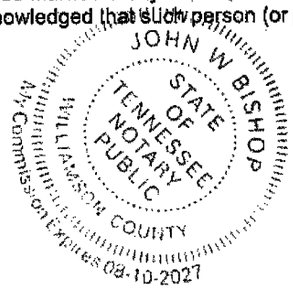
Mark Anthony Pabon

Heather Bartina Pabon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2025, before me personally appeared Mark Anthony Pabon, 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.

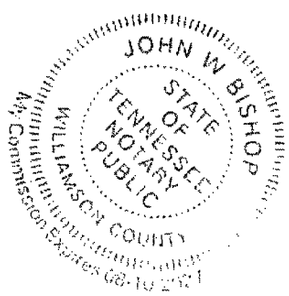
Witness my hand, at office, this 2nd day of September, 2025.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2025, before me personally appeared Heather Bartina Pabon, 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 2nd day of September, 2025.



Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 2. 2025.

Affiant Signature

8th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

