WARRANTY DEED

Karen Johnson
Batch # 1319959
09/08/2025 02 15 30 PM
Fees $13 00 Taxes $1,942 50

Davidson County
DEEDWARR
2 pgs

20250908-0071671

B-JMR-25-1734B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05/08/2028

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)
Marian Pagcu and Victor Henshaw Tobore	**Cadence Bank**	
(NAME)	(NAME)	
1734-B Kellow Street	**2778 West Jackson Street**	**081 02 1B 002 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Tupelo, MS 38801**	
(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, **1734 KELLOW STREET, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIAN PAGCU AND VICTOR HENSHAW TOBORE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS 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 unit located in Davidson County, Tennessee, being known and designated as Unit No B of SEVENTEEN-THIRTYFOUR KELLOW STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SEVENTEEN-THIRTYFOUR KELLOW STREET, a Horizontal Property Regime, of record in Instrument Number 20240520-0037447, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 1734 Kellow Street, GP, a Tennessee General Partnership, by Warranty Deed from Annie R Johnson, single, of record in Instrument No 20240416-0027050, in the Register's Office of Davidson County, Tennessee, dated April 12, 2024 and recorded on April 16, 2024

Being part the same property conveyed to Walter H M Johnson and wife, Annie R Johnson, by Warranty Deed from Roscoe B Short and wife, Dorothy D Short, of record in Book 4540, Page 514, in the Register's Office of Davidson County, Tennessee, dated September 27, 1971 and recorded on September 28, 1971 The said Walter H M Johnson died on December 15, 2018, leaving Annie R Johnson as surviving tenant by the entirety

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUENA VISTA HEIGHTS ADDITION, as recorded in Plat Book 161, Page 19
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20240520-0037447.
- Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Instrument No 20250207-0009620
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1734-B Kellow Street, Nashville, Tennessee 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(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

1734 Kellow Street, GP

BY. _____

Mike Bussard
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE BUSSARD, signing for 1734 KELLOW STREET, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of 1734 KELLOW STREET, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 2nd of September, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)



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