Karen Johnson Davidson County
Batch# 1337425 DEEDWARRSP
10/23/2025 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20251023-0084473

NAME AND ADDRESS OF NEW OWNER:
Adolfo J. Picado and wife, Xiomara Picado
21322 Hannover Forest
Spring, TX 77388

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Adolfo J. Picado and Xiomara Picado
21322 Hannover Forest
Spring, TX 77388

Map & Parcel: 16210014400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PNB Holding Co. 1, Inc.**, a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto **Adolfo J. Picado** and wife, **Xiomara Picado**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Brook View Estates, Section 2, of record in Plat Book 4460, page 163, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to PNB Holding Co. 1, Inc. by deed from George H. White, Successor Trustee, appearing of record as Instrument No. 20250814-0064886, of said Register's Office.

This conveyance is subject to Restrictive Covenants filed in Book 4689, page 561, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid

subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 564 Brookview Estates Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same and warrants the title against all persons claiming under grantor and that it is unencumbered except by lien of the 2025 real property taxes, with the grantee to pay said taxes when due.

The remainder of this page is intentionally left blank.

WITNESS MY HAND on this 15 day of OCTOBER, 2025.

PNB Holding Co. 1, Inc.

By: _____

Danny Broach, Authorized Officer

STATE OF SOUTH CAROLINA)
ss.
COUNTY OF HORRY)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Danny Broach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Authorized Officer of PNB Holding Co. 1, Inc., the within named bargainor, a Tennessee corporation, and that he as such Authorized Officer executed the foregoing instrument (Special Warranty Deed) for the purposes therein contained, by signing the name of the corporation by himself as Authorized Officer.

WITNESS MY HAND and official seal at office in Myrtle Beach, South Carolina, on this 15 day of October, 2025.

_____

Notary Public

My Commission expires: April 25 2035

25130

ERIN SPEARS
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES APR 25, 2035

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$260,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kasiyah Heaps
Affiant

Sworn to and subscribed before me on this 21st day of October, 2025.

Misty Heaps
Notary Public

My Commission expires: 9.8.2026

MISTY HEAPS
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 726590
COMM. EXP. 09-08-2026

25130

Tennessee Certification of Electronic Document

I, Kasiyah Heaps, 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 Oct 21, 25 (date of document).

Kasiyah Heaps
Affiant Signature

10-21-25
Date

State of Utah

County of Salt Lake

Sworn to and subscribed before me this 21st day of October, 2025.

Misty Heaps
Notary's Signature

MY COMMISSION EXPIRES: 9.8.2026

NOTARY'S SEAL

