MNT-596730

Karen Johnson Davidson County
Batch# 1345473 DEEDWARRSP
11/13/2025 07:51:30 AM 6 pgs
Fees: $33.00 Taxes: $1,306.10
20251113-0090248

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
DARIAN CERRA TEIXEIRA AND BRIGIDA CARLA MARQUES	DARIAN CERRA TEIXEIRA AND BRIGIDA CARLA MARQUES	081-11-0-266.00
1609 WHELESS STREET	1609 WHELESS STREET	
NASHVILLE, TN 37208	NASHVILLE, TN 37208	

This Deed executed this 24th day of October 2025, for and in consideration of **Three Hundred Fifty-Three Thousand and 00/100 Dollars ($353,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **DARIAN CERRA TEIXEIRA AND BRIGIDA CARLA MARQUES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Deed dated 07/18/2022, and recorded on 08/12/2022 as Instrument No.,20220812-0091940 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.
Property known as: **1609 WHELESS STREET, NASHVILLE, TN 37208.**
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 24 day of October, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Alyson Cimino

Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 24th day of October, 2025, by Alyson Cimino, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

MARTA HINOJOSA
Notary Public, State of Texas
Comm. Expires 11-25-2026
Notary ID 130037299

_____
Notary Public
My Commission Expires: 11-25-26

MNT-596730

OATH OF VALUE STATEMENT

STATE OF Texas
COUNTY OF Dallas

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 353000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pagaya Smartresi F1 Fund Property Owner IV, LLC, a Delaware limited liability company

Affiant
Alyson Cimino, Authorized Signatory

Subscribed and sworn to before me this the 24th day of October, 2025

Notary Public
My commission expires: 11-25-26

MARTA HINOJOSA
Notary Public, State of Texas
Comm. Expires 11-25-2026
Notary ID 130037299

Name and address for person(s) responsible for taxes:
DARIAN CERRA TEIXEIRA AND BRIGIDA CARLA MARQUES
1609 WHELESS STREET
NASHVILLE, TN 37208

Name and Address of property owner:
DARIAN CERRA TEIXEIRA AND BRIGIDA CARLA MARQUES
1609 WHELESS STREET
NASHVILLE, TN 37208

Agent's File No.: **ST25-OUT-2866**

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, on the unrecorded subdivision of Lot Nos 370 & 371, Plan of McGavock Wetmore and Other's Second Addition to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey made on June 7, 1950, by George Watkins, Surveyor, as follows:

Said Lot No. 2 beginning on the South side of Wheless Street a point 33 feet from the Southeast corner of the intersection of 17th Avenue North 90 feet to a dead line; thence East parallel with Wheless Street 28 feet to a point; thence North and parallel; with 17th Avenue North 90 feet to a point in the South side of Wheless Street; thence West with the Southerly margin of Wheless Street 28 feet to the point of beginning.

Being a portion of the same property conveyed to Pagaya Smartresi F1 Fund Property Owner IV LLC, a Delaware limited liability company, by Quitclaim Deed from Pagaya Smartresi F1 Fund Property Owner II LLC, a Delaware limited liability company, dated July 18, 2022, of record in Instrument No. 20220812-0091940, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pagaya Smartresi F1 Fund Property Owner II LLC, a Delaware LLC, by Quitclaim Deed from Pagaya Smartresi F1 Fund Property Owner LLC, a Delaware LLC, dated December 14, 2021, of record in Instrument No. 20220105-0002104, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pagaya Smartresi F1 Fund Property Owner LLC, a Delaware LLC, by Quitclaim Deed from Pref 2019 LLC, dated December 14, 2021, of record in Instrument No. 20220105-0002103, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pagaya Smartresi F1 Fund Property Owner, a Delaware limited liability company, by Warranty Deed from Joel T Clevenger, married, dated June 2, 2021, of record in Instrument No. 20210611-0079125, as corrected by Scrivener's Affidavit in Instrument NO. 20211008-0135478, in the Register's Office for Davidson County, Tennessee.

For informational purposes only:
Map/Parcel: **08111026600**
Property Address: 1609 Wheless St, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/24/25 (date of document).

Jennifer Russell
Affiant Signature

11/7/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

