WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353274 DEEDWARR
12/03/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20251203-0096007

File #25-TC-1413-A

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 14, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: _____

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)
Abas Pauti and Sean Cook	**U.S. Bank National Association**	
(NAME)	(NAME)	**083 03 2D 001.00**
10750 Missouri Avenue	**2800 Tamarack Road**	
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90025	**Owensboro, KY 42301**	
(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,

SEAN O'BRIEN AND STEPHANIE WILLIAMS, HUSBAND AND WIFE,

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

ABAS PAUTI, AN UNMARRIED PERSON, AND SEAN COOK, AN UNMARRIED PERSON,

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:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1413 RIVERSIDE DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record as Instrument No. 20170516-0048588 and Affidavit of Scrivener's Error recorded in Instrument No. 20170530-0053099 and being shown on Plat attached thereto as Exhibit "B", 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 Sean O'Brien, Unmarried, and Stephanie Williams, Unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Gregory D. Tunstill, an Unmarried Man, of record in Instrument No. 20220713-0080720, in the Register's Office of Davidson County, Tennessee, dated July 08, 2022, and recorded on July 13, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS. MINNIE E. MARTIN, LOT 58 & PART 59, BROWNSVILLE, as recorded in Plat Book 547, Page 137.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170516-0048588 and Affidavit of Scrivener's Error recorded in Instrument No. 20170530-0053099.
* Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
* Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
* Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **SEAN O'BRIEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202512030096005_____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **STEPHANIE WILLIAMS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202512030096006_____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1413A Riverside Drive, 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 1st day of December, 2025.

Sean O'Brien by _____, his attorney in Fact
Sean O'Brien by John Bishop, his Attorney-In-Fact

Stephanie Williams by _____, her attorney in Fact
Stephanie Williams by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SEAN O'BRIEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SEAN O'BRIEN**.

Witness my hand and official seal this **1st** day of **December**, **2025**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **STEPHANIE WILLIAMS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **STEPHANIE WILLIAMS**.

Witness my hand and official seal this **1st** day of **December**, **2025**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

True Copy Certification

I, **Tonya Cherry,** 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 this the 1st day of December, 2025.

Affiant Signature
Date _____

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

