Karen Johnson Davidson County
Batch# 1360535 DEEDWARR
12/22/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20251222-0101442

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/19/26
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

MACY HUNTER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

05-NSH25-09852

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zeth Akins 3525 Brookway Drive Nashville, TN 37207	Zeth Akins 3525 Brookway Drive Nashville, TN 37207	050-02-0-059.00 and 050-02-0-084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pandora Properties, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zeth Timothy Akins, single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows to wit:

Property 1

Land in Davidson County, Tennessee being Lot 51-A, Zone Lot Subdivision of Lots 45, 46, 50, 51, 53, 54, 58 and 59, Willow Creek Subdivision, Section III, as shown on plat of record in Plat Book 6200, Page 649, in the Register's office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Property 2

Land in Davidson County, Tennessee being Lot 51-B, Zone Lot Subdivision of Lots 45, 46, 50, 51, 53, 54, 58 and 59, Willow Creek Subdivision, Section III, as shown on plat of record in Plat Book 6200, Page 649, in the Register's office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Pandora Properties, LLC by Warranty Deed from John Kaul, unmarried of record in Instrument No. 20101221-0101427 Register's Office for Davidson County, Tennessee, dated December 13, 2010 and recorded on December 21, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3525 Brookway Drive, Nashville, TN 37207 and 3527 Brookway Drive, Nashville, TN 37207**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 11th day of December, 2025

Pandora Properties, LLC, a Tennessee Limited Liability Company

BY: Pamela C. Beck
Pamela E. Beck
Member

BY: Pandora S. Lyle
Pandora Sue Winfrey Lyle
Member

STATE OF TENNESSEE

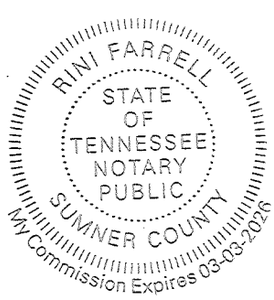
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pamela E. Beck and Pandora Sue Winfrey Lyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Members for Pandora Properties, LLC, a Tennessee Limited Liability Company and that he/she is authorized by Pandora Properties, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Members.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2025.

Notary Public

My Commission Expires: 03/03/2026



Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 12/11/2025 (date of document).

Affiant Signature

12/18/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of December, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

