Karen Johnson Davidson County
Batch# 1366304 DEEDWARR
01/06/2026 02:05:30 PM 5 pgs
Fees: $28.00 Taxes: $754.80
20260106-0001123

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~Davidson~~ Hinds

The actual consideration or value, whichever is greater, for this transfer is $ 204,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of December, 2025.

Notary Public
My commission expires: 06/02/2027

State of Mississippi
CONSTANCE JONES, Notary Public
Hinds County
My Commission Expires June 2, 2027
Commission Number 112454

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
BLU NIGHTS LLC	**NATIONAL LOAN FUNDING, LLC**	**141060D04600CO**
1231 Pammel Ct.	1201 East Cesar Chavez St.	
Springfield, TN 37172	Ste 1. Austin, TX 78702	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margaret Torres Naranjo (AKA Margaret Kim Pedicini) and Alejandro Torres Naranjo, formerly wife and husband, now unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BLU NIGHTS LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 46, Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Margaret Torres Naranjo and Alejandro Torres Naranjo, wife and husband, by Warranty Deed from Christopher Pedicini and Allynda Lee Pedicini, dated August 5, 2020, of record in Instrument No. 20200807-0088052, in the Register's Office for Davidson County, Tennessee. Margaret Torres Naranjo is also known as Margaret Kim Pedicini- they are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 1298, Page 244, Register's Office for said County.

Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, Page 415, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for said County.

Ingress and Egress Easement as required to access cemetery of record in Instrument No. 20020912-0110994, Register's Office for said County.

Subject to rights of others in and to existing cemetery; Subject to Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for said County.

Easement for the flow of waters of the Harpeth River and the rights of the public therein.

Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.

Easements of record in Instrument No. 20121114-0104692 & Instrument No. 20140114-0003778, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 3093 Harpeth Springs Dr, Nashville, TN 37221.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

_____ Date:_____
Margaret Torres Naranjo AKA Margaret Kim Pedicini by Chris Pedicini, her power of attorney

_____ Date: 12/30/25
Alejandro Torres Naranjo

STATE OF Mississippi

COUNTY OF Hinds

Personally appeared before me, a Notary Public of said County and State, Alejandro Torres Naranjo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2025.

State of Mississippi
CONSTANCE JONES, Notary Public
Hinds County
My Commission Expires June 2, 2027
Commission Number 112454

_____
NOTARY PUBLIC

My Commission Expires: 06/02/2027

Ingress and Egress Easement as required to access cemetery of record in Instrument No. 20020912-0110994, Register's Office for said County.

Subject to rights of others in and to existing cemetery; Subject to Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for said County.

Easement for the flow of waters of the Harpeth River and the rights of the public therein.

Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.

Easements of record in Instrument No. 20121114-0104692 & Instrument No. 20140114-0003778, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3093 Harpeth Springs Dr, Nashville, TN 37221.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Margaret Torres Naranjo AKA Margaret Kim Pedicini by Chris Pedicini her power of attorney Date: 12/30/2025

Margaret Torres Naranjo AKA Margaret Kim Pedicini by Chris Pedicini, her power of attorney

_____ Date: _____

Alejandro Torres Naranjo

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Alejandro Torres Naranjo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 9/16/2028

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named CHRIS PEDICINI with whom I am personally acquainted, and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Margaret Torres Naranjo AKA Margaret Kim Pedicini and that he is authorized by Margaret Torres Naranjo AKA Margaret Kim Pedicini to execute this instrument on their behalf.

Witness my hand and official seal this 30th day of December, 2025.

Notary Public
My Commission Expires: 9/16/2028

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

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 12/30/25 (date of document).

Jennifer Russell
Affiant Signature

1/6/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

