RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-36427-25

Karen Johnson Davidson County
Batch# 1367639 DEEDWARR
01/08/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260108-0001838

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of Jan, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JULY 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Paul C. Stefanos<br>1209 Noelton Ave<br>Nashville, TN 37215 | Same address as new owner | 117-12-0E-001-00 CO |

FOR AND IN CONSIDERATION of the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($1,750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PV BURTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PAUL C. STEFANOS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit #1209, as established by the Declaration of Covenants, Conditions and Restrictions for 1209-1211 Noelton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090729-0071088 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 PV Burton, LLC, a Delaware limited liability company, from Noelton Development Group, a Tennessee General Partnership, by Warranty Deed dated May 30, 2024, and recorded May 30, 2024, in Instrument Number 20240530-0040300, said Register's Office.

Being part of the same property conveyed to Noelton Development Group, a Tennessee General Partnership, a Tennessee Partnership, from Gerald Webber, a married man, Aurobindo Nair, a married man, and Glenn P. Shorey and Jennifer L. Finger, husband and wife, by Warranty Deed dated May 22, 2023, and recorded May 23, 2023, in Instrument Number 20230523-0038869, and corrected by Scrivener's Affidavits of record in Instrument Number 20230609-0043801 and Instrument Number 20240520-0037473, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1209 Noelton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of January, 2026

GRANTOR(S)

PV Burton, LLC, a Delaware Limited Liability Company

By: Alice O'Neill Whisenhunt

Alice O'Neill Whisenhunt, Manager

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Columbia

Personally appeared before me, a Notary Public, Alice O'Neill Whisenhunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented herself to be the Manager of PV Burton, LLC, a Delaware limited liability company, who further acknowledged that she executed the within instrument for the purposes therein contained as said Manager on behalf of PV Burton, LLC.

WITNESS my hand and seal, this the 7th day of Jan, 2026.

Notary Public

Terence M. Callahan Sr

Printed Notary Name

My commission expires: May 01, 2027

TERENCE M. CALLAHAN, JR. NOTARY PUBLIC My Commission Expires May 01, 2027 COLUMBIA COUNTY, GEORGIA

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 7, 26 (date of document).

Jennifer L Pennell

Jan 8, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 8, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

