# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1372689 DEEDWARR
01/22/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20260122-0005513

S-BR-25-5707B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Emelia Sliwinski and Charlie Burguieres** | **Same As New Owner** | |
| (NAME) | (NAME) | **103-02-2K-002.00-CO** |
| **5707 B Maudina Ave** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMELIA SLIWINSKI AND CHARLIE BURGUIERES, A MARRIED COUPLE,** 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 No. B on the Plan of Five Thousand Seven Hundred Seven Maudina Avenue, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211228-0170683, 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 a portion of the same property conveyed to TBH Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Jonathan A. Arbuckle and Bethany Arbuckle, husband and wife of record in Instrument No. 20241025-0083181 Register's Office for Davidson County, Tennessee, dated October 18, 2024 and recorded on October 25, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211228-0170683, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement for storm sewers and/or sanitary sewer in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 4496, Page 788, Register's Office of Davidson County, Tennessee.
- Subject to a Twenty-foot easement for perpetual ingress and egress to land located to the rear of the subject property as of record in Book 8412, Page 836, and Book 8478, Page 45, and amended by Access agreement in Instrument No. 20230824-0066311, Register's Office for Davidson County, Tennessee.
- Charter for Five Thousand Seven Hundred Seven Maudina Avenue Homeowners Association Inc., of record in Instrument No. 20220301-0023176, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5707 B Maudina Ave, Nashville, Tennessee 37209**.

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 16 DAY OF JANUARY, 2026.

TBH Properties, LLC

BY: _____
Jonathan Arbuckle
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TBH PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of January, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

***Please Return to:***
**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

# Certificate of Authenticity

I Adde Dilworth, 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 **January 16, 2026**.

Date

Affiant Signature — **01/21/2026** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **21st** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)