WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1391679 DEEDWARR
03/12/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $7,396.30
20260312-0019631

File #26-TL-5619-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,999,000.00.

Denise Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

TAMMY L CARNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

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)
Paul Chris Stefanos	**New Owner**	
(NAME) **5619 Valley View Road**	(NAME)	**160 14 0J 002.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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,

NASHVILLE 12 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

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

PAUL CHRIS STEFANOS, A WIDOWER,

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:

A Certain units located in Davidson County, Tennessee, being known and designated as Unit No. 2 of HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime, of record in Instrument No. 20231206-0094237, in the Register's Office for Davidson County, Tennessee, and with said units being depicted on Exhibit "B" to said declaration; together with a percentage interest in the common elements as set forth in said declaration.

Being a part of the same property conveyed to WDI, LLC, A California Limited Liability Company, by Warranty Deed from Creative REI, LLC, of record in Instrument No. 20230516-0036458, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023, and recorded on May 16, 2023.

Being a part of the same property WDI, LLC, A California limited liability company, Quitclaim Deed for consolidation of tax parcels from WDI, LLC, A California Limited Liability Company, of record in Instrument No. 20231229-0100016, in the Register's Office of Davidson County, Tennessee, dated December 22, 2023, and recorded on December 29, 2023. Also See Scrivener's Affidavit of recorded in Instrument No. 20240216-0010700, in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Nashville 12, LLC, A California Limited Liability Company, by Quitclaim Deed from WDI, LLC, A California Limited Liability Company, of record in Instrument No. 20240216-0010889, in the Register's Office of Davidson County, Tennessee, dated February 15, 2024, and recorded on February 16, 2024. Also see Scrivener's Affidavit of recorded in Instrument No. 20240227-0013279, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD GARDENS, as recorded in Plat Book 1130, Page 16.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 50, 51, 52, 53, 54 & NORTH 1/2 OF LOT 49, BRENTWOOD GARDENS, as recorded in Plat Book 3842, Page 61.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20231206-0094237.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4020, Page 59, as amended in Instrument No. 20070329-0037835.

* Easement for Electrical Permit, recorded in Book 7789, Page 440 and Book 7791, Page 641.
* Easement for Plumbing Permit, recorded in Book 8316, Page 818.
* Easement for Anchor, recorded in Instrument No. 20070416-0045122.
* Easement for Pipeline, recorded in Instrument No. 20241106-0086393.
* Easement for Ingress and Egress, recorded in Instrument No. 20250103-0000612.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5619 Valley View Road, Brentwood, TN 37027**.

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 10th day of March, 2026.

Nashville 12 LLC, a California Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AUTHORIZED AGENT of NASHVILLE 12 LLC, the within named bargainor, a California limited liability company, and that he, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of such company as AUTHORIZED AGENT.

Witness my hand and ~~seal this~~ 10 day of March, 2026.

_____
Notary Signature
My commission expires: _____

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

True Copy Certification

I, **Denise Woods,** 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 10 day of March, 2026.

Affiant Signature
Date 3.10.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

