Karen Johnson Davidson County
Batch# 1393442 DEEDWARR
03/16/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20260316-0020951

WARRANTY DEED

(SEAL)

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,600,000.00**.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 7-7-2027

File #**26-TL-1428-C**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

#39134

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Michael Alexander Silva and Alejandra Silva	**NEW OWNER**	
(NAME)	(NAME)	
1428 Beddington Park	1428 Beddington Park	**159 01 0 029.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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,

1428 BEDDINGTON ACQUISITION 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

MICHAEL ALEXANDER SILVA, AND ALEJANDRA SILVA,

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 Lot No. 31 on the Plan of HOUND'S RUN as of record in Plat Book 6900, Pages 167-171, register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 1428 Beddington Acquisition LLC, a Tennessee Limited Liability Company, by Warranty Deed from George R. Bone and wife, Judith H. Bone, of record in Instrument No. 20241031-0084505, in the Register's Office of Davidson County, Tennessee, dated October 24, 2024 and recorded on October 31, 2024.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOUND'S RUN, as recorded in Plat Book 6900, Page(s) 167-171.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 995, with Affidavit recorded in Book 7238, Page 736, Amended in Book 11719, Page 845, Amendment to Bylaws recorded in Instrument No. 20060206-0014746 and Architectural Rules, Regulations and Guidelines recorded in Instrument No. 20220613-0067069.
* Charter for Hound's Run Homeowners Association, Inc., recorded as Book 7253, Page 992.
* Conveyance for Water/Sewerage Services recorded in Book 7430, Page 183 and Book 7474, Page 695.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **1428 Beddington Park, Nashville, TN 37215**.

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 **13th** day of **March, 2026.**

1428 Beddington Acquisition LLC, a Tennessee Limited Liability Company

By: _____
Jarett Perelmutter, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jarett Perelmutter, Manager of 1428 Beddington Acquisition LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 1428 Beddington Acquisition LLC, the within named bargainor, a Limited Liability Company, and that such Jarett Perelmutter, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal this 13 day of March, 2026.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 March 13, 2026 (date of document).

Affiant Signature

3/16/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of March, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027