Karen Johnson Davidson County
Batch# 1408901 DEEDWARR
04/21/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,733.45
20260421-0032560

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,500.00

Rachel Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. PA-26-1874

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen Berhane and Nicole Berhane | New Owners | |
| (NAME) | (NAME) | 081-02-4K-001.00-CO |
| 1726A Pecan Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I/we, **Hugg's Housing LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Berhane and Nicole Berhane, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Units A on the Plan of 1726 Pecan Street, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20181220-0124039, 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 Hugg's Housing, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kendall Tucker, Trustee for the St. Matthew Ame Church, in Trust for the African Methodist Episcopal Church of record in Instrument No. 20181107-0110464 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 07, 2018.**

**This is property more commonly known as 1726A Pecan Street, Nashville, TN 37208.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 16th day of April, 2026.

Hugg's Housing LLC, a Tennessee Limited Liability Company

By: _____
Jamie Smalligan

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned, of the state and county mentioned, personally appeared Jamie Smalligan, Authorized Member of Hugg's Housing 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 the bargainer and Authorized Member of Hugg's Housing LLC, the within named bargainor, a Limited Liability Company, and that such Jamie Smalligan, Authorized Member of Hugg's Housing LLC as such bargainer and Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as bargainer and Authorized Member.

Witness my hand and seal, at office in Ohio, this 16th day of April, 2026.

_____
Notary Signature

Printed Name: Lorna M Garibian

My commission expires: 2/3/2031

LORNA M GARIBIAN
Notary Public, State of Ohio
Commission #: 2016-RE-566898
My Commission Expires 02/03/2031

PA-26-1571 Warranty Deed

## Certificate of Authenticity

I, J. Trent Lehman, 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 4/16/26.

Date

Affiant Signature

4/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of April, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

