WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $772,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/15/28

Karen Johnson Davidson County
Batch# 1428332 DEEDWARR
06/05/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,858.25
20260605-0051040

File #26-TL-1603-C

TIARRA GRAYMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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):
Phillip Constantinescu and Hanna Grace Constantinescu	UWM	
(NAME)	(NAME)	
1603 62nd Ave N	585 South Blvd E.	**091 02 2E 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pontiac, MI 48341	
(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,

KYLE T. PENCE AND LESLIE B. PENCE, HUSBAND AND WIFE,

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

PHILLIP CONSTANTINESCU AND HANNA GRACE CONSTANTINESCU, HUSBAND AND WIFE,

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 unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 6200 NEW YORK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6200 NEW YORK AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20170117-0004567, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kyle T. Pence and Leslie B. Pence, husband and wife, by Warranty Deed from Green Eggs and Ham, LLC, a Tennessee Limited Liability Company N/K/A Green Eggs & Homes, LLC., ? Tennessee Limited Liability Company, of record in Instrument No. 20190528-0050100, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019, and recorded on May 28, 2019.

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 CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page 75.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170117-0004567.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1603 62nd Avenue North, Nashville, TN 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 28th day of May, 2026.

Kyle T. Pence by Loy Carney, Attorney In Fact

Kyle T. Pence by Loy Carney, his Attorney-In-Fact

Leslie B. Pence by Loy Carney, Attorney In Fact

Leslie B. Pence by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KYLE T. PENCE** , and who acknowledged he/she/they executed the same as the free act and deed of the said **KYLE T. PENCE**.

Witness my hand and official seal this **28th** day of **May, 2026**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LESLIE B. PENCE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LESLIE B. PENCE**.

Witness my hand and official seal this **28th** day of **May, 2026**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 5/28/26.

Affiant Signature – Joshua A. Terry

6/2/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/2/26.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON