WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438203 DEEDWARR
06/25/2026 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260625-0057506

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Donahue and Dashia York	New Owners	134-13-0G-002.00
(NAME)	(NAME)	
267 Paragon Mills Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, I/we Juan M. Pena Pena, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Andrew Donahue, an unmarried man and Dashia York, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being known as Unit B, of 265 Paragon Mills Road, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 265 Paragon Mills Road, a horizontal property regime with private elements, of record in instrument No. 20230519-0037831, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to JJ Art Construction LLC, a Tennessee limited liability company by Warranty Deed from John R. Lackey and Debbie K. Lackey, husband and wife, dated 02/04/2022, of record in Instrument No. 20220215-0017559, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Juan M. Pena Pena, a married man by Quitclaim Deed from JJ Art Construction LLC, a Tennessee limited liability company, dated 09/09/2024, of record in Instrument No. 20240916-0071313, Register's Office for Davidson County, Tennessee.

Spouse of Grantor has never occupied the said property as their primary residence.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 267 Paragon Mills Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of June, 2026.

Juan M. Pena Pena

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan M. Pena Pena, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of June, 2026.

Notary Public:
My Commission Expires: 1-22-2030
(SEAL)

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 23, 26 (date of document).

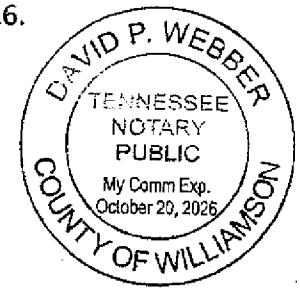
Jennifer Pennell

June 23, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 23, 2026.



Notary's Signature

My Commission Expires: _____

Notary's Seal