Karen Johnson Davidson County
Batch# 1438620 DEEDWARR
06/26/2026 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20260626-0058094

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2497

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26 day of June, 2026

Notary Public

Commission Expires: 8/21/2027

LILI VAUGHT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Jipa 3000 Hillsboro Pike, #59 Nashville, TN 37215	New Owner	117 03 0A 059.00

WARRANTY DEED

FOR AND IN 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,

PFR Estate Holdings, LLC, a Wyoming Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Jipa, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 59 on the Plan of Versailles Apartments, of record in Plat Book 5050, page 80 as corrected by surveyors certificate of correction in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944 amended in Book 5589, page 367, Book 5659, page 641 rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

BEING the same property conveyed by Warranty Deed from Ellen S. O'Neal, as Trustee of

the Ellen S. O'Neal Living Trust dated July 02, 2014 to Paige Petkevicius, An Unmarried Woman, recorded January 13, 2020, as Instrument No. 20200113-004075 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $217,500.00.

BEING the same property conveyed by Quit Claim Deed from Paige Petkevicius, an unmarried woman to Paige Petkevicius and Kathleen L. Sonner, as tenants in common with rights of survivorship, recorded March 5, 2020, as Instrument No. 20200305-0024640 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Paige Petkevicius and Kathleen L. Sonner to PFR Estate Holdings, LLC, a Wyoming Limited Liability Company, recorded April 12, 2023, as Instrument No. 20230412-0026900 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 3000 Hillsboro Pike, #59, Nashville 37215

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3000 Hillsboro Pike, #59, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 24 day of June, 2026.

PFR Estate Holdings, LLC, a Wyoming Limited Liability Company

By: _____, Manager
Paige Rodriguez, Manager

By: _____, MANAGER
Franky Rodriguez, Manager

STATE OF Florida
COUNTY OF Osceola

Before me, Alberto Romero of the state and county mentioned, personally appeared Paige Rodriguez and Franky Rodriguez, Managers of PFR Estate Holdings, 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 Managers of PFR Estate Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Paige Rodriguez and Franky Rodriguez, Managers of PFR Estate Holdings, LLC as such Managers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managers.

Witness my hand and seal, at office in Florida, this 24 day of June, 2026.

_____
Notary Signature

Printed Name: Alberto Romero

My commission expires: 3/29/30

ALBERTO E ROMERO
Notary Public - State of Florida
Commission # HH 752824
My Comm. Expires Mar 29, 2030
Bonded through National Notary Assn.

Certificate of Authenticity

I, Lili Vaught, 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 24,2026.

Date

Lili Vaught

Affiant Signature

June 24,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of June, 20 26.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)