(1)

ma.17

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1462536
08/21/2026 08:12:17 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
DEEDWARR
2 pgs

20260821-0077855

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2030

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
403 32nd Ave S LLC, a Tennessee Limited Liability Company	Same as New Owner	
(NAME) P.O. Box 120693	(NAME)	083-04-0-07400
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, **Veronica Elaine Appleton, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **403 32nd Ave S LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 65 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 75 feet on the southerly side of Pafford Drive and runs back 171.7 feet on the easterly line and 172.2 feet on the westerly line, to a dead line, which is a broken line, measuring 97 feet thereon.

Being the same property conveyed to Veronica Appleton and husband John Appleton by Deed dated July 6, 2000 from Charlotte M. Brown Morrow, married, recorded August 2, 2000, in Instrument Number 20000802-0076569, in the Official Records of Davidson County, Tennessee. John Appleton having since deceased on January 24, 2022, leaving Veronia Appleton as the surviving tenant by entirety. Veronica Appleton is one and the same and also known as Veronica Elaine Appleton.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 2402 Pafford Drive, Nashville, TN 37206

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 hand this 14 day of August, 2026.

Veronica Elaine Appleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of August, 2026, before me personally appeared Veronica Elaine Appleton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of August, 2026.

Notary Signature
My commission expires: 9/7/2026

