WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 4.25.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonnie Simmons and Andrew Todd Mooney	NEW OWNER	
(NAME)	(NAME)	
2505 Trevecca Avenue		072-13-2J-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **PKM Building Association, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bonnie Simmons and Andrew Todd Mooney, wife and husband**, 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 Davidson County, Tennessee, and being further known as Unit 1024B, together with the appurtenant common elements of the Ten Twenty Four Cahal Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Ten Twenty Four Cahal Avenue, a horizontal property regime with private elements (a Planned Unit Development), of record in Instrument No. 20251021-0083640, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan attached as exhibit to said Declaration; and original plan of record in Book 421, pages 72 & 73, Register's Office for Davidson County, Tennessee, for a more complete identification and placement of such Unit.

Being part of the same property conveyed to David L. Carter et ux Dovie W. Carter by Warranty Deed from Homer A. Maddin, Jr. et ux Gloria Maddin dated 03/0/1979, of record in Book 5418, Page 966, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dovie W. Carter by Quit Claim Deed from David L. Carter, dated 05/03/1990, of record in Book 8114, Page 9, Register's Office for Davidson County, Tennessee.

The said Dovie W. Carter aka Dovie M. Carter died testate on 01/30/2025, devising subject property to Yulanda Nealy, as evidenced in File No. 25P387, Probate Court Clerk's Office for Davidson County, Tennessee.

Being part of the same property conveyed to PKM Building Association LLC, a Tennessee Limited Liability Company by Warranty Deed from Estate of Dovie W. Carter, dated 07/11/2025, of record in Instrument 202507140055241, Register's Office for Davidson County, Tennessee.

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 ☒ 2505 Trevecca Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2969719
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1464975 DEEDWARR
08/27/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20260827-0079776
202608270079776

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 21st day of August, 2026.

PKM Building Association, LLC

By: _____
Preston Boyd Cook, Authorized Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Preston Boyd Cook with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Preston Boyd Cook, as such Authorized Member.

Witness my hand and Official seal this 21st day of August, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

_____
Notary Public:
My Commission Expires: 11/17/2029

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/21, 2026.

Affiant
Date: August 24, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of August, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

