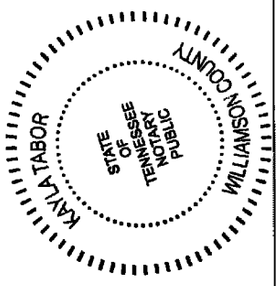
Karen Johnson Davidson County
Batch# 1478437 DEEDWARR
09/28/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260928-0089763

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2026.

Notary Public

My commission expires: 3/28/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca G. Browning Matthew S. Browning	Premia Mortgage, LLC	072-10-3K-001.00-CO
1625B Northview Avenue	3940 N. Ravenswood Ave. Ste. 2W	
Nashville, TN 37216	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **PARAGON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA G. BROWNING AND MATTHEW S. BROWNING, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. B on the Plan of Homes at 1625 Northview Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202412060094712 amended in Instrument No. 20250211-0010235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thomas Haehn by Warranty Deed from Jeffrey A Corle, unmarried of record in Instrument No. 20110303-0017258 Register's Office for Davidson County, Tennessee, dated March 2, 2011 and recorded on March 3, 2011.

Being a portion of the same property conveyed to Paragon Group, LLC, a Tennessee limited liability company by Warranty Deed from Thomas Haehn, unmarried of record in Instrument No. 20250113-0002404 and Scrivener's Affidavit in Instrument No. 20250730-0060266 Register's Office for Davidson County, Tennessee, dated December 03, 2024 and recorded on January 13, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1625B Northview Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of September, 2026.

Paragon Group, LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Paragon Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of September, 2026.

_____
Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Certificate of Authenticity

I, J. Trent Lehman, 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 9/28/26.

Date

Affiant Signature

9/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of September, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

