Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
711 Burton Hills Blvd., Suite 130
Nashville, TN 37215

OFFICIAL STAMP
MICHAEL SCHWARTZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 1044009
MY COMMISSION EXPIRES JANUARY 10, 2028

WARRANTY DEED

Karen Johnson
Batch # 1478915
09/30/2026 11:33:22 AM
Fees: $13.00 Taxes: $1,206.20

Davidson County
DEEDWARR
2 pgs

20260930-0090291

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~ Washington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Linda P Pacheco By Robert Pacheco ATTORNEY IN FACT
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/10/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Clausing	New Owner	
(NAME)	(NAME)	
113 Highland Villa Dr		161-14-0B-113.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **LINDA P. PACHECO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA CLAUSING**, 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. 113, Highland Villa, a horizontal property regime established by Master Deed and By- Laws, of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, 268 and 271, and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Linda P. Pacheco and Eva P. Halloran, Tenants in common with rights of survivorship by Warranty Deed from Jerry L. Teal, Jr., unmarried of record in Instrument No. 20050222-0019107 Register's Office for Davidson County, Tennessee, dated February 16, 2005 and recorded on February 22, 2005. Eva P. Halloran having since died on March 25, 2026, leaving Linda P. Pacheco as surviving tenant in common with rights of survivorship.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Linda Pacheco and Linda P. Pacheco being one and the same person. Randy Pacheco executes this Warranty Deed for and on behalf of Linda Pacheco pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved
This is improved x property, known as 113 Highland Villa Dr, 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 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 25 day of September, 2026

LINDA P. PACHECO BY
R P — HER ATTORNY IN FACT
LINDA P. PACHECO, BY RANDY PACHECO,
HER ATTORNEY-IN-FACT

STATE OF OREGON
COUNTY OF Washington

Personally appeared before me, the undersigned notary public, Randy Pacheco, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained, and who has further acknowledged that he is the Attorney in Fact for Linda P. Pacheco, and is authorized by Linda P. Pacheco to execute this instrument on her behalf pursuant to Power of Attorney of record in Instrument No: 20260930-0090290, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 25 day of September, 2026.

Commission expires: 1/10/2028

Notary Public

OFFICIAL STAMP
MICHAEL SCHWARTZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 1044009
MY COMMISSION EXPIRES JANUARY 10, 2028