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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2026.

Notary Public

COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029 SEZEN YILMAZ

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1479042 DEEDWARR
10/01/2026 09:43:23 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20261001-0090462

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Yerstein Mary Ellen McCann	New Owner	130-08-0D-001-00
(NAME)	(NAME)	
3804 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **I, Pigeon Development, A Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Yerstein, unmarried, and Mary Ellen McCann, unmarried as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Unit 3804A, a Private Element, in 3804 Harding Place, a Horizontal Property Regime with Private Elements established pursuant to the Tennessee Horizontal Property Act, §§66-27-101, et. seq. of Tennessee Code Annotated, by Master Deed of record in Instrument No. 20240718-0054321 in the Register's Office for Davidson County, Tennessee, as same may have been or may be supplemented or amended from time to time, said Unit being as depicted and described on the Plat or Plans being Exhibit C to said Master Deed, as said Exhibit C may have been or may be supplemented or amended from time to time, to which Plat or Plan, Master Deed and its Exhibits, and any supplements or amendments thereto; reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to the Private Element and the Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Being part of the same property conveyed to PIGEON DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from Gerald Webber, a married man, Aurobindo Nair, a married man, and Glenn P. Shorey and Jennifer L. Finger, husband and wife, of record in Instrument No. 20240426-0030306, dated April 25, 2024, recorded April 26, 2024, Register's Office Davidson County, Tennessee.

This improved property is known as 3804 Harding Place, Nashville, TN 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3804 Harding Place (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37215 (Postal Zip)

File No.: 9414-26
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 29th day of September, 2026.

Pigeon Development, A Tennessee General Partnership

By: _____
Gerald Webber, General Partner

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gerald Webber, General Partner of Pigeon Development, A Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he in his capacity as General Partner executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2026.

_____

Commission Expires: _____

