Karen Johnson Davidson County
Batch# 1482855 DEEDWARR
10/09/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20261009-0093132

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11844

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessie Arnex Wade 3521 and 3523 Brookway Drive Nashville, TN 37207	UWM 700 South Blvd East Pontiac, MI 48341	050-02-0-058.00, 050-02-0-083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pandora Properties, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessie Wade, a single man**, hereinafter called the Grantees, their 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 50-A and 50-B, Zone Lot Subdivision of Lots 45, 46, 50, 51, 53, 54, 58 and 59, Willow Creek Subdivision, Section III, as shown on plat of record in Plat Book 6200, Page 649, in the Register's office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Pandora Properties, LLC by Warranty Deed from John Kaul, unmarried of record in Instrument No. 20101221-0101427 Register's Office for Davidson County, Tennessee, dated December 13, 2010 and recorded on December 21, 2010.

Map/Parcel 050-02-0-058.00, (Lot 50-A)
Map/Parcel 050-02-0-083.00, (Lot 50-B)

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

This property is improved property known as: **3521 and 3523 Brookway Drive, Nashville, TN 37207**

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of October, 2026

Pandora Properties, LLC, a Tennessee Limited Liability Company

BY: Pamela E. Beck
Pamela E. Beck
Member

BY: Pandora Sue Winfrey Lyle
Pandora Sue Winfrey Lyle
Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pamela E. Beck with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for Pandora Properties, LLC, a Tennessee Limited Liability Company and that he/she is authorized by Pandora Properties, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Hendersonville, TN, this 2nd day of October, 2026.

NOTARY PUBLIC
My Commission Expires: 02/10/2030

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pandora Sue Winfrey Lyle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for Pandora Properties, LLC, a Tennessee Limited Liability Company and that he/she is authorized by Pandora Properties, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Hendersonville, TN, this 2nd day of October, 2026.

NOTARY PUBLIC
My Commission Expires: 02/10/2030

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 8th day of October, 2026

Affiant Signature 10/8/2026
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of October, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY