This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4188-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $397,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1245859 DEEDWARR
03/11/2025 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20250311-0018402

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maykel C. Calichs Alfonso 2942 Anderson Road Nashville, TN 37217	Paramount Residential Mortgage Group, Inc. 1265 Corona Pointe Court, Suite 301 Corona, CA 92879	150 05 0 065.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **El Gallito Properties, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Maykel C. Calichs Alfonso, a single person** (individually and/or collectively, "Grantee"), 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 No. 632 on the Plan of EDGE-O-LAKE ESTATES, SECTION 12, of record in Plat Book 3842, at Page 236, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to El Gallito Properties, LLC, by Quitclaim Deed From Eduardo Plaza Javier and Ernesto Rodriguez, of record in Instrument No. 20220420-0045751, in the Register's Office of Davidson County, Tennessee, dated April 08, 2022 and recorded on April 20, 2022.

Being the same property conveyed to Eduardo Plaza Javier and Ernesto Rodriguez including all heirs, successors and/or assigns, by Warranty Deed From Music City Holdings, LLC, a Texas Limited Liability Company, its successors and/or assigns of record in Instrument No. 20201002-0114080, in the Register's Office of Davidson County, Tennessee, dated September 28, 2020 and recorded on October 02, 2020.

This is improved property located at: **2942 Anderson Road, Nashville, TN 37217**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2025.

GRANTOR:

El Gallito Properties, LLC, a Tennessee Limited Liability Company

By: _____
Eduardo Plaza Javier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 11th day of March, 2025.

_____
Notary Public
My Commission expires: 11-8-2029

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202503110018402

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 11, 2025** .

Affiant Signature

03/11/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 11, 2025** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

