Name and Address of New Owner:
Cruz Remodeling LLC
208 Treetop Ct
Smyrna, TN 37167
Send Tax Bills To:
Cruz Remodeling LLC
At Owners Address

Karen Johnson Davidson County
Batch# 1279912 DEEDWARR
05/30/2025 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $917.60
20250530-0042656

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 081-06-0-414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aspire Real Estate Experts**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cruz Remodeling LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of S.P.A. Subdivision, of record in Book 1424, page 136, Register's Office for said County.

Said Lot No. 8 fronts 67.8 feet on the east side of 25th Avenue North and runs back 212.4 feet on the north line and 210 feet on the south line to a dead line in the rear on which it measures 40.2 feet.

Being the same property conveyed to Aspire Real Estate Experts by Deed dated May 29, 2025 from Carolyn Ravenell, Jackie Council, Jeffery Council, Tisha Harris, and William Council, III, of record in Instrument number 20250530-0042556, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1842 25th Avenue North, Nashville, TN, 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2025.

Aspire Real Estate Experts

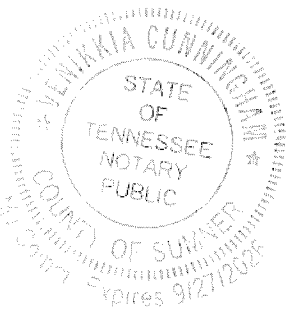
By: _____ (SEAL)
Julia Michelle Brinkley, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Julia Michelle Brinkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Aspire Real Estate Experts, the within named bargainor, a Company, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Member.

Witness my hand, at office, this 29th day of May, 2025.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

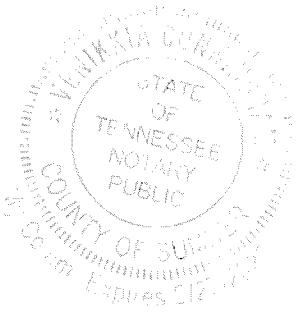
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By:_____
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29th day of May, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Drusilla Bryant, 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 5-29-25.

Drusilla Bryant
Affiant Signature

5-29-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of May, 25.

Notary's Signature

VENUKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/2/26

My Commission Expires: _____

Notary's Seal