Name and Address of New Owner:
Josue R. Morales Castellanos and Maria T. Tamayo Villanueva
3152 Stoneybrook Circle
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1290618 DEEDWARR
06/26/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20250626-0050576

Map & Parcel No: 150-07-0-064

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, **Nashville Flip Pros LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Josue R. Morales Castellanos and Maria T. Tamayo Villanueva husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Towne Village of the Country, of record in Book 5200, pages 55 and 56, Register's Office for said County.

Being the same property conveyed to Nashville Flip Pros, LLC, by Warranty Deed dated February 28, 2025 from Darren Ernest Bailey and Victoria Stickland Bailey, husband and wife, recorded March 3, 2025 in Instrument No. 20250303-0015249 in the Register's Office.

Being the same property conveyed to Darren Ernest Bailey and Victoria Strickland Bailey, husband and wife by Warranty Deed from Michael H. Woodke and wife, Barbara M. Woodke of record in Instrument No. 20210317-0035135 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 25th day of June, 2025.

Nashville Flip Pros LLC

By: _____ (SEAL)
Maged Gad, Member

By: _____ (SEAL)
Mina Adib, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Maged Gad and Mina Adib, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of Nashville Flip Pros LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Nashville Flip Pros LLC, by themselves as Members.

Witness my hand and seal, this 25th day of June, 2025.

_____
Notary Signature

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My commission expires:_____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 ~~$359,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this 25th day of June, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-7997-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/25/25 (date of document)

Regina Sullo

Affiant Signature

6/26/25

Date

State Of TN

County of Davidson

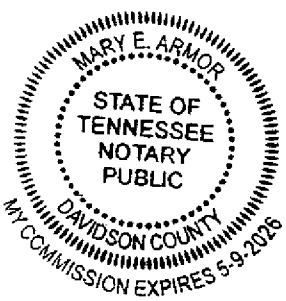
Sworn and subscribed before me this 26 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202506260050576