Prepared by
Record and Return To
Chapman and Hospital Title, Inc

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $601,000 00

Affiant

Subscribed and sworn before me this the 23rd day of July, 2025

Notary Public
My commission expires 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1302804
07/28/2025 09 56 38 AM
Fees $13 00 Taxes $2,223 70

Davidson County
DEEDWARR
2 pgs

20250728-0059269

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Jackson Nahom 1303 B Katie Ave Nashville, TN 37207	**NEW OWNER**	071-10-0L 002 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THIS IS US, LLC, SERIES 2**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JACKSON NAHOM AND IHAIRY CASTILLO ACEVEDO, HUSBAND AND WIFE,** hereinafter called the Grantees. their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit B of Thirteen-Three Katie Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20221201-0125776, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B" , to which plan reference is hereby made for a more complete description

Being a portion of the same property conveyed to This Is Us, LLC, Series 2, by deed dated 11/28/2022, from This Is Us, LLC, Series 2, of record in Instrument No 20221201-0125774, Register's Office for said County.

Also being a portion of the same property conveyed to This Is Us, LLC, Series 2, by deed dated 07/26/2022, from John Burls, a/k/a John W Burls, of record in Instrument No. 20220729-0086623, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1303 B Katie Ave, 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/or assigns, forever Grantors covenant with Grantees that Grantors 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 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 successors, 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 the 23rd day of July, 2025

This Is Us, LLC, Series 2

By David Benoit, Its. Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Benoit, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged David Benoit to be the Manager of the within named bargainor, a limited liability company, and that he, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Davd Benoit as such Manager

Witness my hand and official seal this 22nd day of July, 2025

My Commission Expires 1-22-2029

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY