Karen Johnson Davidson County
Batch# 1309561 DEEDWARR
08/13/2025 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20250813-0064463

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-3743

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2025

Notary Public

Commission Expires: 3/22/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Esbin Eduardo Cali Rodriguez and Brenda Yesenia Reyes Garcia 3933 Keeley Dr Nashville, TN 37211	Esbin Eduardo Cali Rodriguez and Brenda Yesenia Reyes Garcia New Owner	148-10-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Legacy Property Investors, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Esbin Eduardo Cali Rodriguez and Brenda Yesenia Reyes Garcia, as joint tenants with full rights of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 18 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 133.34 feet on the westerly side of Keeley Drive, as shown by Surveyor's

Certificate of Correction of record in Book 2926, Page 116, and extends back 270.3 feet on the northerly line and 246.31 feet on the southerly line to a dead line in the rear on which it measures 148.31 feet.

Being the same property conveyed to Barbara Jean Hogan, an unmarried woman by Warranty Deed from Hector H. Vera, married of record in Instrument No. 20160201-0009478 and as corrected by Scrivener's Affidavit in Instrument No. 20250421-0029753, in the Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 01, 2016.

Being the same property conveyed to Barbara Jean Hogan and Laqueta Brodie, both unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Barbara Jean Hogan, unmarried of record in Instrument No. 20210201-0014206, Register's Office for Davidson County, Tennessee, dated January 31, 2021 and recorded on February 01, 2021.

Barbara Jean Hogan died on or about February 23, 2025, leaving Laqueta Brodie the surviving tenant.

Being the same property conveyed to Legacy Property Investors, LLC, a Tennessee limited liability company, by Warranty Deed from Laqueta Brodie, unmarried of record in Instrument No. 20250509-0036793, Register's Office for Davidson County, Tennessee, dated May 02, 2025 and recorded on May 09, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3933 Keeley Dr, Nashville, TN 37211

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 and assigns forever; and we so covenant with the said GRANTEES 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 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.

Dated this the 4th day of August, 2025.

Legacy Property Investors, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Little, Member

By: _____
Joshua Campbell, Member

By: _____
Delayna Little, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Cheryl M Rodgers of the state and county mentioned, personally appeared Joshua Little, Joshua Campbell, and Delayna Little, Members of Legacy Property Investors, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members of Legacy Property Investors, LLC, the within named bargainor, a Limited Liability Company, and that Joshua Little, Joshua Campbell, and Delayna Little, Members of Legacy Property Investors, LLC, as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and official seal at Murfreesboro, Tennessee this 4th day of August, 2025.

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public
My Commission Expires: 11-21-2027

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/4/25 (date of document).

Affiant Signature

8/18/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025