Karen Johnson Davidson County
Batch# 1318999 DEEDWARR
09/05/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20250905-0071130

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80560

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Polanco South Capital LLC	New Owners	
(NAME)	(NAME)	071 12 0 294.00
1521 Rosedale Ave	303 Erickson Ct	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DEBORAH HAMBRICK AND DARREN HAMBRICK, JR., HEIRS AT LAW OF DARREN M. HAMBRICK, SR., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO POLANCO SOUTH CAPITAL LLC, a Tennessee limitedliability company, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 4, on the Plan of Williams & Hayes Co's. Belle View Sub., Resubdivision Lot No. 9 & the Northerly 111 feet of Lot No.10, as shown by plat appearing of record in Book 3842, page 195, of the

Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Said Lot No. 4 fronts 57.0 feet on the easterly side of Rosedale Avenue and runs back between lines, 200.0 feet to a line in th e rear on which it measures 57.0 feet.

BEING the same property conveyed to Darren M. Hambrick A/K/A Darren M. Hambrick, Sr., by Quitclaim Deed from Deborah Hambrick, dated May 30, 2006, appearing of record in Instrument No. 20120503-0037969, of the Register's Office of Davidson County, Tennessee. The said Darren M. Hambrick, Sr. having since died on June 19, 2025 leaving as his heirs at law: Deborah Hambrick and Darren Hambrick. Jr. as per Affidavit of Heirship of record in Instrument Number 202509050071129, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 1521 Rosedale Ave, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do 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 successors 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 our hands this 4 day of September, 2025.

Deborah Hambrick

Darren Hambrick, Jr.

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 4 day of September, 2025, before me personally appeared Deborah Hambrick and Darren Hambrick, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Kayla Dodd

My Commission Expires: 4-21-29

KAYLA DODD
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 9/4/25.

Affiant Signature

9/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of September, 2025.

Notary's Signature

Notary Seal

My Commission Expires: 11-3-25