Karen Johnson Davidson County
Batch# 1320767 DEEDWARR
09/10/2025 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $779.36
20250910-0072357

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2676

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $210,638.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2025.

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/22/26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Happy Nest, LLC	New Owner	135-12-0E-241.00-CO
5 Sawgrass Lane		
Brentwood, TN 37027		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Medina Flipping LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Happy Nest, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A Certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, To-Wit:

Unit 241, Phase Two, Nashboro Village Tract #21, of record in Book 4660, Page 159, as amended by Instrument Number 20050222-0018814, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Svitek, a single man by Warranty Deed from Maged K. Hana and Eman Beshara N/K/A Eman Hana, husband and wife of record in Instrument No. 20171026-0110059 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on October 26, 2017.

Further being the same property conveyed to Medina Flipping LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas E. Svitek, a single man, dated September 9, 2025, of record in Instrument No. 20250910-0072294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__ Improved or ____ Unimproved property known as 2482 Nashboro Boulevard, Nashville, TN 37217.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 9th day of September, 2025.

Medina Flipping LLC, a Tennessee Limited Liability Company

By: _____
Ephraim Maldonado, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ephraim Maldonado with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of Medina Flipping LLC and that he is authorized by Medina Flipping LLC to execute this instrument on its behalf.

Witness my hand and official seal at city of Murfreesboro, TN, this 9th day of September, 2025.

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public at Large
My Commission Expires: 4/17/28

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 9/9/25 (date of document)

Affiant Signature

9/10/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

