This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End, Suite 1550
Nashville, Tennessee 37203
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1320975 DEEDWARR
09/11/2025 10:12:30 AM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20250911-0072622

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Vita Investment Group, LLC 909 18th Ave S, Suite A Nashville, Tennessee 37212	Same Address as New Owner.	Map/Parcel 182-00-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GALILEO JUAN CARLOS MORENO MEDINA, TRUSTEE OF THE MORENO REVOCABLE TRUST U/A DATED DECEMBER 11, 2020** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **VITA INVESTMENT GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in the City of Antioch, Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of September, 2025.

GRANTOR:

GALILEO JUAN CARLOS MORENO MEDINA, TRUSTEE OF THE MORENO REVOCABLE TRUST U/A DATED DECEMBER 11, 2020

By: _____
Galileo Juan Carlos Moreno Medina, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Galileo Juan Carlos Moreno Medina, the Trustee of the **GALILEO JUAN CARLOS MORENO MEDINA, TRUSTEE OF THE MORENO REVOCABLE TRUST U/A DATED DECEMBER 11, 2020**, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the Trustee of the **GALILEO JUAN CARLOS MORENO MEDINA, TRUSTEE OF THE MORENO REVOCABLE TRUST U/A DATED DECEMBER 11, 2020**.

Witness my hand and official seal this 4th day of September, 2025.

My Commission Expires:
9/5/2028

_____
Notary Public

KEANYA QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 05, 2028

AFFIDAVIT OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $800,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Julie Weiss
AFFIANT

Sworn to and subscribed before me this the 9th day of September, 2025

Bethany Schultzman
NOTARY PUBLIC

My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of Property

A certain tract or parcel of land in the Davidson County, Tennessee and being more particularly described as follows:

Beginning at the intersection of Old Hickory Boulevard (formerly Hobson Pike) and Whittenmore Lane, thence with the next four calls alone the centerline of Old Hickory Boulevard: South 65 degrees 12 minutes 36 seconds East a distance of 13.37 feet to the point; South 73 degrees 36 minutes 31 seconds East a distance of 35.59 feet to a point; South 80 degrees 14 minutes 41 seconds East a distance of 34.97 feet to a point; South 84 degrees 21 minutes 42 seconds East a distance of 388.48 feet to a point; thence leaving centerline of Old Hickory Boulevard passing an iron pin at 15.82 feet South 03 degrees 09 minutes 00 seconds West a distance of 824.86 feet to an iron pin found; thence North 85 degrees 32 minutes 42 seconds West a distance of 46.31 feet to an iron pin at fence intersection and rock pile; Thence North 84 degrees 23 minutes 37 seconds West passing an iron pin at 395.55 feet for a total distance of 464.86 feet to a point in the centerline of Whittenmore Lane; Thence with the centerline of Whittenmore Lane North 02 degrees 46 minutes 39 seconds East a distance of 839.41 feet to the point of beginning, being 356,201.9 square feet or 8.86 acres, more or less.

Being the same property conveyed to Galileo Moreno by Special Warranty Deed from Fannie Mae aka Federal National Mortgage Association of record in Instrument No. 20160502-0042789, Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on May 02, 2016.

Being the same property conveyed to Galileo Juan Carlos Moreno Medina, Trustee of the Moreno Revocable Trust U/A dated December 11, 2020 by Quitclaim Deed from Galileo Moreno of record in Instrument No. 20210331-0042285, Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on March 31, 2021.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 9/8/25 (date of document).

Affiant Signature

9/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON