Karen Johnson Davidson County
Batch# 1326629 DEEDWARRSP
09/25/2025 08:03:30 AM 7 pgs
Fees: $38.00 Taxes: $3,469.90
20250925-0076339

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37207
Attn: Mollie Gass, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
FJ PADS, LLC 130 Walker-Watson Rd. Bastrop TX 78602	Same Address as New Owner.	120-05-0-048.00 and 120-05-0-048.00P-000

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, **MIGUEL SEDA** and **EURALIA R. DE SEDA**, husband and wife, as to a 2/3rds interest and **IGLESIA MANA DEL CIELO**, a Tennessee non-profit corporation, as to a 1/3rd interest (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FJ PADS, LLC**, a Nevada 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 improved land lying and being in 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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 23 day of September, 2025.

IGLESIA MANA DEL CIELO,
a Tennessee non-profit corporation

By: _____

Name: Miguel Seda

Its: Founder

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Miguel Seda, the Founder of Iglesia Mana Del Cielo, a Tennessee non-profit corporation, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in 1901 West End Ave, Nashville, TN 37203 this 23 day of September, 2025.

My Commission Expires:
1/4/27

_____
Notary Public

[ADDITIONAL GRANTOR SIGNATURES ON THE FOLLOWING PAGE]

SARAH FORDICE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/04/2027
DAVIDSON COUNTY

MIGUEL SEDA,
an individual

By: _____

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Miguel Seda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in 1901 West End Ave this 23 day of September, 2025.

My Commission Expires:
1/4/27

_____
Notary Public

SARAH FORDICE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/04/2027
DAVIDSON COUNTY

EURALIA R. DE SEDA,
an individual

By: _____

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Euralia R. De Seda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in 1901 West End Ave this 23 day of September, 2025.

My Commission Expires:
1/4/27

_____
Notary Public

SARAH FORDICE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/04/2027
DAVIDSON COUNTY

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $937,812.00.

Affiant

Sworn to and subscribed before me,
this 23 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/27

SARAH FORDICE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/04/2027
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of "Resubdivision of Lots 160, 161, 165 and 166, Stardust Acres", of record in Book 4060, Page 119, which is a resubdivision of said lots as previously shown on Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Miguel Seda and Euralia R. De Seda by Warranty Deed from Joel B. Spaulding and Company, Inc. Retirement Program of record in Instrument No. 20160722-0075490, Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 22, 2016.

Being the same property conveyed to Miguel Seda and Euralia R. De Seda, husband and wife, as to a 2/3rds interest and Iglesia Mana Del Cielo, a Tennessee Non-Profit Corporation, as to a 1/3rd interest by Quitclaim Deed from Miguel Seda and Euralia R. De Seda, husband and wife of record in Instrument No. 20221011-0111527, Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on October 11, 2022.

EXHIBIT "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 4060, Page 119, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20121023-0096757, in the Register's Office for Davidson County, Tennessee.

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 September 23, 2025 (date of document).

Affiant Signature

September 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON