WARRANTY DEED

Karen Johnson
Batch # 1339274
10/29/2025 09 32 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20251029-0086019

B-SH-25-293-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Melinda Marie Mansanarez and Edgardo Mansanarez	**All Credit Considered Mortgage, Inc.**	
(NAME)	(NAME)	**119-03-0B-027.00**
24920 Quenada Dr	**1801 Research Blvd Ste #410**	
(ADDRESS)	(ADDRESS)	
Moreno Valley, CA 92551	**Rockville, MD 20850**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELINDA MARIE MANSANAREZ AND EDGARDO MANSANAREZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 205, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No 20220222-0019981, amended in Instrument No 20220606-0064634, as further amended and re-stated in Instrument No 20220815-0092382 and corrected in Instrument No 20220901-0098691 and further amended in Instrument No 20230317-0019399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Eric M Dill by Special Warranty Deed from D B Perry Holdings, G P , a Tennessee General Partnership, of record in Instrument No. 20210727-0100539, Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric M Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No 20220622-0071136, Register's Office for Davidson County, Tennessee

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 4660, Page 109 and Book 5200, Page 482, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 293 and 295 Plus Park Boulevard, establishing a Condominium being known as Bradford Flats Condominium, of record in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, and Instrument No 20230317-0019399, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Plus Park Commercial Condominiums, of record in Instrument No 20180730-0074077 with Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No. 20220816-0092707 and Supplement and Amendment in Instrument No 20230127-0006481, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20180730-0074076, Register's Office for Davidson County, Tennessee.
- Easement Agreement in favor of Nashville Corporation Center Associates of record in Book 8925, Page

977, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 6004, Page 571, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **293 Plus Park Blvd #205, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF OCTOBER, 2025

Dill Property Holdings, LLC, a Tennessee limited liability company

BY:_____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 24th of October, 2025

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Notary Public
My Commission Expires
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212