WARRANTY DEED

Karen Johnson
Batch # 1341697
11/03/2025 02 46 42 PM
Fees $13 00 Taxes $3,607 50

Davidson County
DEEDWARR
2 pgs

20251103-0087511

B-ELAM-25-2712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

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)
David Ian Dobbin and Omaira Soriano Moreno	**New Owner**	
(NAME)	(NAME)	**092 10 0 247.00**
2712 Delaware Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **SUPERIOR CAPITAL, 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 **DAVID IAN DOBBIN AND OMAIRA SORIANO MORENO, HUSBAND AND WIFE,** 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·

Being the Westerly 33-1/3 feet of Lot No 12 of Block "C" on the Plan of M B AND M S PILCHER'S RESUBDIVISION OF PART OF MATTHEWS BARROW LANDS, as of record in Plat Book 57, Page 91, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 12 fronts 33-1/3 feet on the Northerly side of Delaware Avenue formerly Short or Craft Street, and runs back between parallel lines, 170 feet to an alley

Being the same property conveyed to Superior Capital, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Raymond Burns, Jr. and Ronald E. Burns and Rofell Burns and Racardo Burns and Reico Burns and Nyketha Burns and Glenda Burns and Jonathan Burns and Andrew Patterson and Amelia Patterson and Aletra Stewart and Antwon Burns and Chelsea Burns Rucker and Raymond Burns and Antonio Davis and Timothy Davis, of record in Instrument No 20241119-0089949, in the Register's Office of Davidson County, Tennessee, dated November 14, 2024 and recorded on November 19, 2024

This conveyance is subject to·
- Taxes and assessments for the year 2025 and subsequent years
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.B. AND M.S PILCHER'S RESUBDIVISION OF PART OF MATTHEWS BARROW LANDS, as recorded in Plat Book 57, Page(s) 91
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument Nos 20250205-0008807and 20250205-0008808.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2712 Delaware Ave, Nashville, Tennessee 37209**.

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 31 DAY OF OCTOBER, 2025

Superior Capital, LLC

BY: _____
Christopher Brett Hesselrode
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER BRETT HESSELRODE, 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 SOLE MEMBER of SUPERIOR CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31st of October, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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