THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1342268 DEEDWARR
11/05/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20251105-0088254

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Daniel William Kurtz 3304 Hospital Lane Nashville, TN 37218	New Owner	080 07 0 098.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Arcos Properties LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Daniel William Kurtz, a single man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3304 Hospital Lane, Nashville, TN 37218 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 13th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 432, on the plan of Bordeaux Hills, Section 9, of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arcos Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, dated May 23, 2025, and recorded May 23, 2025, of record in Instrument No. 20250523-0041065, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Danny LeBrian Vestal, unmarried, dated May 23, 2025, and recorded May 23, 2025, of record in Instrument No. 20250523-0040932, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3304 Hospital Lane, Nashville, TN 37218.

Luis Enrique Arcos joins in this conveyance to convey any interest he may have as a former member of the Grantor.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of November, 2025.

Arcos Properties LLC, a Tennessee Limited Liability Company

By: Jose Luis Arcos
Jose Luis Arcos, Member

By: _____
Luz Maria Gomez Ramirez, Member

By: _____
Luis Enrique Arcos, Former Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, _____ of the state and county mentioned, personally appeared Jose Luis Arcos, and Luz Maria Gomez Ramirez, Members and Luis Enrique Arcos, Former Member of Arcos Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Arcos Properties LLC, the within named bargainor, a Limited Liability Company, and that such Jose Luis Arcos, Luz Maria Gomez Ramirez, Members and Luis Enrique Arcos, Former Member of Arcos Properties LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member .

Witness my hand and seal, at office in Franklin, this 5th day of November, 2025.

_____
Notary Signature

My commission expires: 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Carter
AFFIANT

Sworn to and subscribed before me this 5 day of November, 2025.

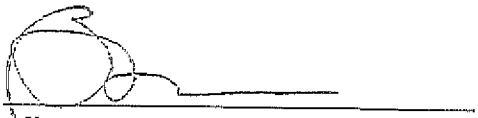
_____
Notary Public

My commission expires: 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

Certificate of Authenticity

I, Barbara McGinty, 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 11/5/2025 (date of document).

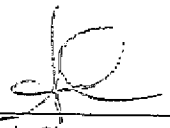


Affiant Signature

Date 11/5/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of November, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

