Karen Johnson Davidson County
Batch# 1346496 DEEDWARR
11/14/2025 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20251114-0091114

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $328,000.00.

Amanda Allen
Affiant

Subscribed and sworn before me this the 10TH day of November, 2025.

Carmen Coats
Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2026 CARMEN COATS

WARRANTY DEED

Address of New Owner:
Michael Ruiz-Banos
3869 Scotwood Drive
Nashville, TN 37211

Send Tax Bill to:
KIND LENDING
1920 MAIN STREET STE 1200
IRVINE, CA 92614

Tax Information:
133-12-0 244.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1:16 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHAEL RUIZ-BANOS, A SINGLE MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 1:16 LLC by deed dated 04/06/2023, from MESA VERDE ASSETS, LLC, of record in Instrument No. 20230410-0025897, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3869 Scotwood Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of November, 2025.

1:16 LLC, a Tennessee limited liability company

BY: _____
Felipe Mejia, Sole Member

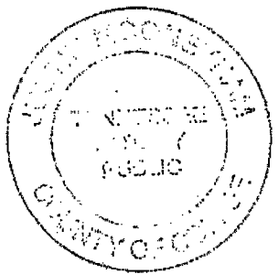
STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Felipe Mejia**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, 1:16 LLC, a Tennessee limited liability company, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 1:16 LLC, a Tennessee limited liability company, by the said **Felipe Mejia** as such SOLE MEMBER.

Witness my hand and official seal this 5th day of November, 2025.

My commission expires: 4/17/29

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 10.

Affiant Signature

14th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028