Karen Johnson Davidson County
Batch# 1349786 DEEDWARR
11/21/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20251121-0093224

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Mitzi Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Havana, LLC, A Tennessee Limited Liability Company	HomeExpress Mortgage Corp.	
(NAME) 4204 Brush Hill Road	(NAME) 1936 E. Deere, Ste. 200	061-08-0-058.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Santa Ana, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALVAREZ PROPERTIES LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAVANA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 150 feet of the Northerly 85 feet of Lot No. 3, Block 2, Plan of A J McGaughhey's Hayesboro Subdivision, of record in Book 547, page 15, Register's Office for Davidson County, Tennessee, and being more particularly described, as follows: Said part of Lot No. 3 fronts 85 feet on the Easterly side of Brush Hill Road and runs back between parallel lines 150 feet to a dead line, and measures 85 feet thereon.

Being the same property conveyed to H and B Capital Markets Group LLC, and Alvarez Properties LLC by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20230920-0073918 Register's Office for Davidson County, Tennessee, dated September 12, 2023. Per the Order Confirming Master's Report e-filed on July 29,2025 in Docket No. 24-1543-III, stating that Alvarez Properties LLC is able to convey full interest since the last Warranty Deed vested title in both entities.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4204 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-756

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of November, 2025

ALVAREZ PROPERTIES LLC

BY: _____

SENORINA PACHECO ALVAREZ, MEMBER

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public, personally appeared Senorina Pacheco Alvarez, with whom I am personally acquainted and who, upon oath, acknowledged herself/himself to be the Sole Member for Alvarez Properties LLC, the within named bargainor, a limited liability company, and that she/he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 14th day of November, 2025.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

CH2025-756

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/14/25. (date of document).

Affiant Signature

11-18-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

