WARRANTY DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-CF-25-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027 (AFFIX SEAL)

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)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**150-10-0-011.00**
3000 Meridian Blvd, Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **MARIO A. PORTILLO, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 118 on the Plan of Section 10-A, Cherry Hills of record in Plat Book 4860, Page 97, 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 the same property conveyed to Mario A Portillo and wife, Zoila A. Lucas by Warranty Deed from James B. Evans, Jr and wife, Danita C. Evans of record in Book 10206, Page 912, Register's Office for Davidson County, Tennessee, dated September 27, 1996 and recorded on September 30, 1996. The said Zoila A Lucas having since died on August 15, 2016 leaving Mario A. Portillo as surviving tenant by the entirety.

This conveyance is subject to:

- Taxes for the year 2026 and thereafter5, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5009, Page 329, and Book 5777, Page 262, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 4550, Page 876, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7154, Page 372, 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: **120 Cedarcroft Court, Antioch, Tennessee 37013**

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

Karen Johnson
Batch # 1351572
11/26/2025 12 32 PM
Fees $13 00 Taxes $555 00

Davidson County
DEEDWARR
2 pgs

20251126-0094625

Witness my/our hand(s) this the 25th DAY OF NOVEMBER, 2025

MARIO PORTILLO
Mario A Portillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIO A PORTILLO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2025.

Notary Public
My Commission Expires. 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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