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 $920,000.00.

Affiant

Subscribed and sworn before me this the 25th day of November, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1352938 DEEDWARR
12/02/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20251202-0095591

Address of New Owner:	Send Tax Bill to:	Tax Information:
Denny Abraham Perez Pria	Primis Mortgage Company	132-15-0 029.00
716 Elysian Fields Dr.	1001 Military Cutoff Road Suite 350	
Nashville, TN 37204	Wilmington, NC 28405	

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, **BATTLEWOOD LAND TRUST DATED MAY 2, 2019**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DENNY ABRAHAM PEREZ PRIA AND AVIGAIL HERNANDEZ TAPIA, HUSBAND AND WIFE**, 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. 39 on the Map of Elysian Fields, Section II, not of record, and described as follows:

Beginning at a point In the Northerly margin of Elysian Fields Road, the common corner of Lots 39 and 40; thence with the line between said lots Northerly 335 feet to a point; thence Easterly 90.2 feet to the common Northerly corner of Lots 38 and 39; thence with the line between said lots Southerly 335 feet to a point In the Northerly margin of Elysian Fields Road; thence with the margin of said Road Westerly, a long a slight curve, 175 feet to the beginning.

Being the same property conveyed to Battlewood Land Trust dated May 2, 2019, by deed dated 03/05/2025, from Dustin R. Spain, of record in Instrument No. 20250421-0029774, Register's Office for said County.

Also being the same property conveyed to Dustin R. Spain, by deed dated 04/21/2022, from Homeofcapital, LLC, a Tennessee limited liability company, of record in Instrument No. 20221228-0133026, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 716 Elysian Fields Dr., Nashville, TN 37204.

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 25th day of November, 2025.

Battlewood Land Trust dated May 2, 2019

BY: _____
Christina N. Spain, Trustee

BY: _____
Dustin R. Spain, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dustin R. Spain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

9-7-26

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christina N. Spain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Christina N. Spain to be the Trustee of the within named bargainor, a Trust, and that Christina N. Spain, as such trustee, executed the foregoing instrument for the purposes therein contained by Christina N. N. Spain as such trustee.

_____.

Witness my hand and official seal this 24th day of November, 2025.

My Commission Expires:

9-7-26

_____
Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 11/25/25 (date of document).

Affiant Signature

11/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of Nov., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY