Karen Johnson Davidson County
Batch # 1360389 DEEDWARR
12/22/2025 08:35:13 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251222-0101234

THIS INSTRUMENT PREPARED BY:
Harry W. Miller, III
Secure Disability Law
8008 White Cypress Trail
Ooltewah, TN 37363

FROM: San Sebastian Development, LLC ("GRANTOR")

TO: Optimist Partners, LLC ("GRANTEE")

ADDRESS NEW OWNER:
Optimist Partners, LLC
Roberto Jimenez
909 Cordova Drive
Orlando, FL 32804

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
072 13 1I 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **San Sebastian Development, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor(s) has bargained, transferred, conveyed and sold, and by these presents does transfer and convey unto **Optimist Partners, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantee(s) successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2401 INGA STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2401 INGA STREET TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220830-0097704, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to San Sebastian Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Monarch Opportunity Fund 1, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240725-0056303, in the Register's Office of Davidson County, Tennessee, dated July 18, 2024 and recorded on July 25, 2024.

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is improved or property located at: **2401 B Inga Street, Nashville, TN 37206**.

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, their heirs, successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And GRANTOR does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11 day of December, 2025.

SELLER:

San Sebastian Development, LLC
By A. David Jimenez, Managing Member

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named A. David Jimenez, Managing Member of San Sebastian Development, LLC, the within named bargainer, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Ooltewah, Tennessee, this 11th day of December, 2025.

Cindy S. Ledford
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 10, 2027

CINDY S LEDFORD STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of December, 2025

Cindy S. Ledford
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 10, 2027

CINDY S LEDFORD STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY