2026-1891-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371359 DEEDWARR
01/21/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20260121-0004847

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES MARCH 11, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$342,500.00.**

Affiant

Subscribed and sworn to before me this 16 day of January 2026.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Angellie Marie Feliciano	Lending Hand Mortgage, LLC	058-16-0-040
4016 Meadow Road	510 Lentz Drive	
Nashville, TN 37218	Madison, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **G5 Real Estate, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angellie Marie Feliciano, an unmarried woman, and Robin Isaac Serrano Ramirez, an unmarried man, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 18 of Block "BB" on the Plan of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to G5 Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from Terry A. Pigg, unmarried dated April 15, 2025 and recorded April 23, 2025 at Instrument Number 20250423-0031272 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 1130, Page 54, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **4016 Meadow Road, Nashville, TN 37218.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 16th day of January, 2026.

G5 Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Tyler Abbett, Authorized Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tyler Abbett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **G5 Real Estate, LLC, a Tennessee Limited Liability Company** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and Official Seal at our office this 16th day of January, 2026.

_____
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/26

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of January, 2026.

Affiant Signature
Date 1-16-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028