WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00
Karen Johnson Davidson County Batch# 1374509 DEEDWARR 02/02/2026 07:40:30 AM 3 pgs Fees: $18.00 Taxes: $1,332.00 20260202-0006748	AFFIANT SUBSCRIBED AND SWORN TO ME ON 01/22/2026. NOTARY PUBLIC MY COMMISSION EXPIRES

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 1835-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ana Laura Solis Mosino		059-11-0-118
3853 Woodward Drive		
Nashville, TN 37207		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nashville Flip Pros LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana Laura Solis Mosino, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Lot No. 407, on the Plan of HAYNES MANOR, SECTION 3, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Flip Pros, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company dated May 29, 2025 and filed of record in Instrument No. 20250530-0042785, Register's Office for Davidson County, Tennessee on May 30, 2025. .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3853 Woodward Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 22, 2026.

Nashville Flip Pros LLC, a Limited Liability Company

By: Mina Adib

Nashville Flip Pros LLC, a Limited Liability Company

By: Maged Gad

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mina Adib and Maged Gad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Nashville Flip Pros, LLC, the within named bargainor, a Tennessee limited liability company, and that Mina Adib and Maged Gad as such members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this January 22, 2026.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

File #: 1835-26NASH-TN

RECORD & RETURN TO:

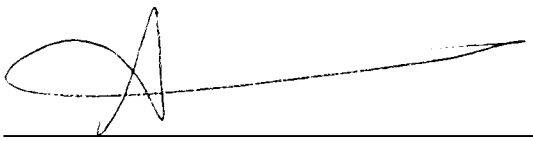
CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 1/22/2026.



Affiant Signature

1/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1/27/2026.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal