RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of January, 2026

Notary Public

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Commission Expires:

Karen Johnson Davidson County
Batch # 1375464 DEEDWARR
02/03/2026 01:57:57 PM 4 pgs
Fees: $23.00 Taxes: $962.00

20260203-0007506

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alberto Villa-Rios 1842 Reynolds Road Nashville, TN 37217	New Owner	135-00-0-153.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Julian L. Goodman, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alberto Villa-Rios, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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(s) 3, as shown on the map entitled R.M. Meriwether Subdivision of record in Plat Book 1424, Page(s) 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julian L. Goodman, unmarried by Warranty Deed from Charlana Bolianites-Bilodeau, an unmarried person of record in Instrument No.

20210707-0091113 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 07, 2021.

The subject property is neither the principal residence of the Grantor nor their spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1842 Reynolds Road, Nashville, TN 37217

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 and assigns forever; and we so covenant with 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 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 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.

Dated this the 16th day of January, 2026.

Julian L. Goodman

Julian L. Goodman

STATE OF Florida
COUNTY OF Pasco

On this 16th day of January, 2026, before me personally appeared Julian L. Goodman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2026.

Wendy Howard

Notary Signature
My commission expires: 12/28/2029

NOTARY PUBLIC STATE OF FLORIDA

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715983
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

Proof SM

ESIGN CONSENT AND DISCLOSURE

This consent form provides you with information about our electronic records and signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically to affirmatively consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.
2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.
3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
4. This consent applies to your real estate transaction and the process of closing it.
5. You can change your contact information by logging into your account and editing your profile.
6. In order to access and retain these electronic records, you will need the following hardware and software:
   - 6.1. PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
   - 6.2. Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
   - 6.3. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
   - 6.4. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
   - 6.5. Broadband internet access;
   - 6.6. An email account;
   - 6.7. For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
   - 6.8. A printer if you want to print documents.
7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

Julian L. Goodman 01/16/2026 — Julian L. Goodman

Signer Signature Dated — Print/Type Signer Name

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Certificate of Authenticity

I, Pamela Mathenery, 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 2/2/26.

Date

Pamela B Mathenery
Affiant Signature

2/2/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026.

Notary's Signature

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My Commission Expires: _____
Date

Notary's Seal (if on paper)