Name and Address of New Owner:
Serenity R. Rivas and Antonio R. Rivas
1233 Jacksons Hill Rd
Hermitage, TN 37076
Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1378784 DEEDWARR
02/10/2026 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260210-0010214

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 086-07-0-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Black Lion Enterprises, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto SERENITY RIVAS AND ANTONIO RENE RIVAS, WIFE AND HUSBAND, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Jackson's Retreat, Phase II, a Planned Unit Development, of record in Plat Book 5200, page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Black Lion Enterprises, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated November 6, 2025 from Musi City Financial, LLC, a Texas Limited Liability Company, recorded November 7, 2025 in Instrument No. 20251107-0088681 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of February, 2026.

Black Lion Enterprises LLC, a Tennessee Limited Liability Company

By: _____
Dellana Lowhorn, Its Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn,, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Black Lion Enterprises LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Black Lion Enterprises LLC, by herself as Authorized Agent.

Witness my hand, at office, this 6th day of February, 2026.

_____
Notary Signature
My commission expires:

MARY E. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of February, 2026.

_____
Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, Christen Rabe, 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 **February 6, 2026**.

Date

Christen Rabe

Affiant Signature

2/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027