WARRANTY DEED

Karen Johnson Davidson County
Batch # 1387199 DEEDWARR
03/02/2026 03:43:18 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20260302-0016325

LB-CW-25-1609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 06/08/2027

(AFFIX SEAL)

LOGAN BELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wright Deals GP	**Same as New Owner**	
(NAME)	(NAME)	**083-02-0-167.00**
307A S 10th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARTIN TOLENTINO DOMINGUEZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WRIGHT DEALS GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 No. 50 and the Easterly one-half of Lot No. 51, on the plan showing subdivision of certain lots in Blocks "A", "B"., and "C", of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
\line Said Lot No. 50 and part of Lot No. 51, front together 75 feet on the northerly margin of Benjamin Street and run back 187.4 feet on the westerly line and 194 feet on the easterly line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to Martin Tolentino and Mariano Tolentino, both married by Warranty Deed from Mark Turner, dated March 1, 2002 and recorded March 8, 2002 in Instrument No. 20020308-0029490, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Martin Tolentino Dominguez, married by Quitclaim Deed from Mariano Tolentino aka Mariano Tolentino Dominguez, married dated September 1, 2023 and recorded September 11, 2023 in Instrument No. 20230911-0071198, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1609 Benjamin Street, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF FEBRUARY, 2026.

Martin Tolentino Dominguez

Ana Nicanor

Ana Cruz Nicanor

Ana Cruz Nicanor, spouse of Martin Tolentino Dominguez, hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN TOLENTINO DOMINGUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ana Cruz Nicanor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212