Karen Johnson Davidson County
Batch# 1387518 DEEDWARR
03/03/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260303-0016520

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: FELICIA LYNN MILES, CONSERVATOR FOR SCOT F. MILES

GRANTEE: VELPPEGA LEGACY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 AND ($305,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **FELICIA LYNN MILES, CONSERVATOR FOR SCOT F. MILES** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **VELPPEGA LEGACY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 104, on the plan of Bel-Air Section II, of record in Book 2900, Page 29-32, Register's Office for said County.

Beginning at a point in the northeasterly margin of Patricia Drive at the corner of Lots No. 103 and 104; thence northeasterly, leaving the line between said lots, 115.1 feet to an iron pin, which is 4.1 feet South of the common line of said lots and continuing northeasterly 32 feet to the center of a creek; thence with the center of said creek, southeasterly 61 feet, more or less, to the common original corner of Lot Nos. 104 and 105; thence with the line between said lots, South 45 degrees, 55 minutes West 150 feet, more or less, to the margin of Patricia Drive; thence with the margin of the same, northwesterly 65 feet to the point of beginning.

Being the same property conveyed to Scot F. Miles by Special Warranty Deed from Secretary of Veterans Affairs, dated July 6, 2004 and recorded August 30, 2004 in Instrument No. 20040830-0104696, Register's Office of Davidson County, Tennessee.

Order To Allow Puchase of Real Property filed October 26, 2025 Case# 21P1726 of Record dated in Davidson County, Tennessee

FELICIA LYNN MILES joins in this instrument for the purporses of conveying any interest she may have in said proeprty by the reason of her marriage to SCOT F. MILES

WITNESS OUR HANDS THIS 27 DAY OF February, 2026.

Felicia Lynn Miles

Scot F. Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of February, 2026 before me, personally appeared **Felicia Lynn Miles and Scot F. Miles to** me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/21/2029 MAURY COUNTY

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($305,000.00),** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SONDRA MOUNGEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/21/2029 MAURY COUNTY

Subscribed and sworn to before me, this 27 day of March, 2026.

Notary Public
My Commission Expires: _____

Map/Parcel ID: 107-05-0-048.00

PROPERTY ADDRESS:720 Patricia Drive Nashville, TN 37217

SEND TAX BILLS TO NEW OWNER: Velpega Legacy LLC 174 W Lincoln Ave 589 Anaheim, CA 92805

CERTIFICATION

I, Lisa Gillin (owner/preparer of document), 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 2-27-26 (date).

Affiant Signature

2-27-26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 27 day of Fe 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNCE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY