Karen Johnson Davidson County
Batch# 1388011 DEEDWARR
03/04/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260304-0017204

WARRANTY DEED

File No. KS-26-1283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sofia Deeanna Lopez Estrada	Sofia Deeanna Lopez Estrada	
(NAME)	(NAME)	
400 Shady Lake Dr.	400 Shady Lake Dr.	133-01-0-331.00
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Apex Land, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sofia Deeanna Lopez Estrada, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being located in Davidson County, Tennessee:

Being Lot No. 225 on the Plan of Sunrise Heights Addition, as of record in Book No. 421, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 225 fronts 50 feet on the northerly side of Raymond Street and runs back between parallel lines 150 feet to an alley, the westerly line of said lot running along the easterly margin of Keystone Avenue.

Being the same property conveyed to Apex Land, LLC by Warranty Deed from John Brent Holladay, married of record in Instrument No. 20130325-0028881 Register's Office for Davidson County, Tennessee, dated March 20, 2013 and recorded on March 25, 2013.

This is property more commonly known as 227 Raymond Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 2nd day of March, 2026.

Apex Land, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

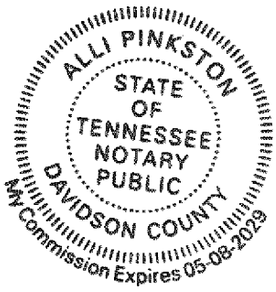
Before me, A Notary Public of the state and county mentioned, personally appeared Joshua L. Hunter, Authorized Agent of Apex Land, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Apex Land, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, Authorized Agent of Apex Land, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 2nd day of March, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Certification of Recorded Documents

I, Channing Miles, 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 26, 2026.

(AFFIANT) – Channing Miles

02/26/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of February, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY