Name and Address of New Owner:
Rafael Mendoza and Katrina E. Mendoza
704 26th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square
Ste 220
Franklin, TN 37064
File No.: ML-26-148

Map & Parcel No: 092 06 0S 002.00

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 $525,000.00, 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 WILLIAMSON

Sworn to and subscribed before me this 4th day of March, 2026.

Notary Signature
My commission expires: 7/3, 2028

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, **Planters Bank Inc., a Kentucky Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rafael Mendoza and Katrina E. Mendoza, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2, Sevenhundredsix Twentysixth Avenue North, as established by Declaration of Covenants, Conditions and Restrictions for Sevenhundredsix Twentysixth Avenue North, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20230120-0004778, to which document reference is hereby made for a more complete description of said property.

Being the same property conveyed to Planters Bank, Inc., by Substitute Trustee's Deed from David M. Anthony, as Substitute Trustee, of record in Instrument No. 20251208-0097369, in the Register's Office of Davidson County, Tennessee, dated December 2, 2025 and recorded on December 8, 2025.

This property more commonly known as 704 26th Avenue North, Nashville, TN 37208

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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

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.

Karen Johnson Davidson County
Batch # 1389329 DEEDWARR
03/06/2026 10:45:07 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20260306-0018110

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of March, 2026.

Planters Bank Inc., a Kentucky Corporation

By:_____(SEAL)
William H. Sanders, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Karla Lilley of the state and county mentioned, personally appeared William H. Sanders, Authorized Signer of Planters Bank, 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 Signer of Planters Bank, the within named bargainor, a Corporation, and that such William H. Sanders, Authorized Signer of Planters Bank as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Signer.

Witness my hand and seal, at office in Franklin TN, this 4th day of March, 2026.

Lilley
Notary Signature

Printed Name:_____

My commission expires:_____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027