RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-36924-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1393335 DEEDWARR
03/16/2026 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $12,857.50
20260316-0020768

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,475,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

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

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriela Andrade Vides 4613 Villa Green Drive Nashville, TN 37215	Same address as new owner	131-10-0-057.00

FOR AND IN CONSIDERATION of the sum of THREE MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($3,475,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KING BOWIE, LLC, A DELWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GABRIELA ANDRADE VIDES, A MARRIED WOMAN AND HERNAN ANDRADE MENDOZA A MARRIED MAN, ALL AS JOINT TENANTS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 98 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to King Bowie, LLC, a Delaware limited liability company, from Jon David Tannler and Kristen Dianne Tannler, husband and wife, by Warranty Deed dated February 6, 2025 and recorded February 10, 2025 in Instrument #20250210-0009871, said Register's Office.

Being the same property conveyed to Jon David Tannler and Kristen Dianne Tannler, husband and wife, from Simmons Bank, Trustee of the Kelly Elizabeth Larsen irrevocable Trust dated March 8, 2004, by Special/Limited Warranty Deed dated February 11, 2021 and recorded February 12, 2021 in Instrument #20210212-0020535, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4613 Villa Green Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 10 day of March, 2026

GRANTOR(S)

King Bowie, LLC, a Delaware Limited Liability Company

By: _____
Michele King Soffer, Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michele King Soffer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon her oath acknowledged herself to be the Member of King Bowie, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Michele King Soffer, as such Member.

WITNESS my hand and seal, this the 10th day of March, 2026.

_____
Notary Public

VALARIE IVORY FERGUSON
Notary Public - State of Florida
Commission # HH 450437
My Comm. Expires Dec 26, 2027
Bonded through National Notary Assn.

Valarie Ivory Ferguson
Printed Notary Name

My commission expires: 12/26/2027

Certificate of Authenticity

I, Emily Manno, 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 **3/10/26**.

Date

Affiant Signature

3/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

