WARRANTY DEED

Karen Johnson Davidson County
Batch# 1393905 DEEDWARR
03/17/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260317-0021197

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$690,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE March 16, 2026

Notary Public

MY COMMISSION EXPIRES : 4/26/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Nima and Andrea Llerena	Alex Nima and Andrea Llerena	098020A01400
(NAME) 7140 Silverwood Trl	(NAME) 7140 Silverwood Trl	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Nima, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 14 on the Plan of Deerfield Pointe as recorded in Instrument No 201702010010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Blackstone Builders, Inc by deed from AM Trust, of record in Instrument No. 202401120002735, dated 1/12/2024, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7140 Silverwood Trl, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this **16th day of March, 2026.**

Blackstone Builders Inc, CD Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CD Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders Inc the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **16th day of March, 2026.**

Notary Public. My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 3/16/2026 (date of document).

Affiant Signature

3/16/2026

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 3/16/2026

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

