RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $429,900.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 16th Day of March 2026

_____
Notary Public
My Commission expires 02/03/2030

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Alejandro Robles Ramirez and Janet Marisol Flores
2713 Alameda St
Nashville, TN 37208

Karen Johnson Davidson County
Batch # 1394241 DEEDWARR
03/18/2026 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63
20260318-0021617

SEND TAX BILLS TO:
Alejandro Robles Ramirez and Janet Marisol Flores
2713 Alameda St
Nashville, TN 37208

MAP AND PARCEL NUMBER: 09202020300

WARRANTY DEED
26NT00392

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Magic Homes Development Inc, a Tennessee Corporation

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alejandro Robles Ramirez and Janet Marisol Flores, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 of Block 5 in Heffernan's Place, as of record in Book 161, Page 138, Register's Office of Davidson County, Tennessee.

Said Lot No. 125 fronts 40 feet on the southerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Magic Homes Development Inc, a Tennessee Corporation from Music City Holdings, LLC, a Texas Limited Liability Company, by Special/Limited Warranty Deed dated 09/18/2024 and recorded 09/20/2024 in Instrument No. 20240920-0073136, Register's Office of said County.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Flash Home Equity, LLC, a Tennessee Limited Liability Company, dated September 18, 2024 and recorded September 20, 2024 in Instrument No. 20240920-0073030, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Flash Home Equity, LLC, a Tennessee Limited Liability Company by Warranty Deed from Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of the Kea Chanele Westmoreland Trust, an Irrevocable Trust dated September 18, 2024 and recorded on September 20, 2024 in Instrument No. 20240920-0072936 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Claude E. Westmoreland, unmarried by Quitclaim Deed from Westmoreland Investments, Inc., dated November 19, 2002 and recorded November 25, 2002 in Instrument No. 20021125-0145999, Register's Office of Davidson County, Tennessee.

The said Claude E. Westmoreland died testate on or about April 12, 2024, his Estate being probated in the Seventh Circuit Court For Davidson County, Tennessee, at Nashville (Probate Division), Probate Case No. 24P1101, and by his Last Will and Testament the subject property was devised to Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of the Kea Chanele Westmoreland Trust, an irrevocable trust, with the said Co-Trustees granted the power to sell, transfer, and convey the real property on behalf of the Trust. The said Valerie Springer and Cornelius Ray Westmoreland were also appointed Co-Executors of the Estate under the said Last Will and Testament as further evidenced by, and as duly appointed by, those Letters Testamentary issued by the Court, and hereby join in the execution in their capacities as Co-Executors.

Being the same property conveyed to Westmoreland Investments, Inc., from Edna P. Fitzgerald, by Warranty Deed dated 04/28/2000 and recorded 05/04/2000 in instrument No. 20000504-0045168, Register's Office of said County.

This is an improved property commonly known as: 2713 Alameda Street, Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13 day of March, 2024

Magic Homes Development Inc, a Tennessee Corporation

Mena Bishai Sole Shareholder director & officer

By: Mena Bishai, Sole Shareholder, Director & Officer

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mena Bishai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Magic Homes Development 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 (or other authorized officer).

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY