This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25364-DJ

Karen Johnson Davidson County
Batch # 1397456 DEEDWARR
03/25/2026 03:27:09 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20260325-0023791

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-ORR-26-5928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2026.

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 02-05-30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gloria Cordero Perez and Raul Dorantes Ledezma 5928 Robertson Avenue Nashville, TN 37209	First National Bank of America 241 E. Saginaw St. East Lansing, MI 48823	091-09-0-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JFK Properties LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Raul Dorantes Ledezma and Gloria Cordero Perez, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Williamson County, Tennessee, being all of Lot No. 2, Friedli Subdivision, according to survey and plat of same appearing of record in Book 8250, page 464, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to JFK Properties LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated October 10, 2025, recorded October 22, 2025, of record in Instrument No. 20251022-0084125, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Joshua Crochet, single and Brett Pierce, single, dated October 10, 2025, recorded October 15, 2025, of record in Instrument No. 20251015-0082181, said Register's Office; and further, being the same property conveyed to Joshua Crochet and Brett Pierce by Warranty Deed dated August 30, 2001, recorded September 27, 2001, of record in Instrument No. 20010927-0104657, said Register's Office.

This is improved property located at: **5928 Robertson Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2026.

GRANTOR:

JFK Properties LLC, a Tennessee limited liability company

By: _____
Fareed Eerz, Member

By: Joseph Samsoum
Joseph Samsoum, Member

By: Kirolos Salch
Kirolos Salch, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fareed Eerz, Member, Joseph Samsoum, Member, and Kirolos Salch, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of JFK Properties LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26