Karen Johnson Davidson County
Batch# 1402143 DEEDWARR
04/06/2026 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20260406-0027352

Name and Address of New Owner:
Alfredo Ortiz Rivera
374 Walls Dr.
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Woodland Title & Escrow, Inc.
736 Hillsboro Boulevard
Manchester, TN 37355

Map & Parcel No: 188-00-0-027.00

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, **BOONE LAND PARTNERS LLC, a California Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ALFREDO ORTIZ RIVERA,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A parcel of land, being a part of the Rachael Y. Bonds property situated in the 2nd Civil District of Davidson County, Tennessee, as recorded in Deed Book 2489, Page 17, Register's Office for said County, and described according to an unrecorded survey by John D. McCormick, Surveyor, as follows:

Beginning at a point in the centerline of Battle Road, said point being the Northeast corner of the Richard W. James and wife, Ola M. James property as recorded in Deed Book 7275, Page 252, said Register's Office on June 23, 1987; thence along the Northerly boundary of the said James property North 84 degrees, 41 minutes, 11 seconds West a distance of 1,091.30 feet to an existing iron pin; thence North 9 degrees 14 minutes, 20 seconds East a distance of 200.00 feet to an iron pin; thence South 84 degrees, 41 minutes, 44 seconds East a distance of 1088.93 feet to a point in the centerline of Battle Road; thence South 8 degrees, 32 minutes 38 seconds West a distance of 200.00 feet to the Point of Beginning.

Being the same property conveyed to H. Martina Hailey, by deed dated 01/12/1996, from David Anthony Hood, of record in Book 9920, page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Boone Land Partners, LLC, a California limited liability company by Warranty Deed from H. Martina Hailey dated March 27, 2026 and of record in Instrument No. 20260330-0025262 in the Register's Office of Davidson County, Tennessee.

This is improved ( ) or unimproved (X) property, known as: Battle Road, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor(s) has/have caused this Warranty Deed to be executed on the 27th day of March, 2026.

Boone Land Partners LLC, a California Limited Liability Company

By: _____(SEAL)
Jules Perez, Sole Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

Before me, a notary public of the state and county mentioned, personally appeared Jules Perez, Sole Member of Boone Land Partners, 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 Sole Member of Boone Land Partners, the within named bargainor, a Limited Liability Company, and that such Jules Perez, Sole Member of Boone Land Partners as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness ~~my hand and seal,~~ at office in _____, this 27th day of March, 2026.

See Attached Certificate

_____
Notary Signature
My commission expires:_____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO }

On 03/26/26 before me, STEVE HOLL, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared JULES PEREZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STEVE HOLL
Notary Public - California
San Diego County
Commission # 2505526
My Comm. Expires Dec 25, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: 03/26/26 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: JULES PEREZ	Signer's Name:
☒ Corporate Officer – Title(s): SOLE MEMBER	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: BOONE LAND PARTNERS, LLC	Signer is Representing:

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~COFFEE~~ Sumner)

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this ~~24th~~ 2nd day of ~~March~~ April, 2026.

Notary Public
My commission expires: 01/30/2029
File No. 2026-145

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/26/26 (date of document).

Jennifer Russell
Affiant Signature

4/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

