Name and Address of New Owner:
Yusmila Legra Columbie and Hugo Galano Machado
2518 Edge O Lake Dr
Nashville, TN 37217

Send Tax Bills To:
Guaranteed Rate, Inc
3940 N Ravenswood Ave
Chicago, IL 60613

Karen Johnson Davidson County
Batch# 1403577 DEEDWARR
04/09/2026 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20260409-0028654

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard, Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 149 03 0 002.00

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, **John S. Frierson and Janice Westelle Frierson, as Co-trustees of The JJ Frierson Trust, U/A dated September 1, 2022**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yusmila Legra Columbie and Hugo Galano Machado, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 426 Edge-O-Lake Estates, Section Six, as shown on plat of record in Plat Book 3700, Page 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janice W. Frierson, married, by Warranty Deed from Albert L. Jones and wife, Sergetnia Jones, dated 07/09/2015 and recorded on 07/13/2015 of record in Instrument No. 20150713-0067697, in the Register's Office of Davidson County, Tennessee and Being the same property further conveyed to John S. Frierson and Janice Westelle Frierson, as Co-trustees of The JJ Frierson Trust, U/A dated September 1, 2022, by Quitclaim Deed from Janice W. Frierson, a married woman, dated 09/01/2022 and recorded on 09/08/2022 of record in Instrument No. 20220908-0100607, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 2518 Edge O Lake Drive, Nashville, TN, 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 has caused this Warranty Deed to be executed on the 6th day of April, 2026.

John S. Frierson and Janice Westelle Frierson, as Co-trustees of The JJ Frierson Trust, U/A dated September 1, 2022

By: John S Frierson Co-Trustee (SEAL)
John S. Frierson, Co-Trustee

By: Janice Westelle Frierson Co-Trustee (SEAL)
Janice Westelle Frierson, Co-Trustee

202604090028654

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of April, 2026, before me personally appeared John S. Frierson and Janice Westelle Frierson, Trustees of John S. Frierson and Janice Westelle Frierson, as Co-trustees of The JJ Frierson Trust, U/A dated September 1, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2026.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Signature
My commission expires: 9/27/26

AFFIDAVIT OF VALUE

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 $337,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this ~~6th~~ 7th day of April, 2026.

Notary Signature
My commission expires: 8/1/28

LINDSEY BOSWELL
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 4/6/2026 (date of document).

Jennifer Russell
Affiant Signature

4/8/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

