Karen Johnson Davidson County
Batch# 1413842 DEEDWARR
04/30/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260430-0038523

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-26-3031

State of Tennessee
County of ~~Rutherford~~ or Montgomery
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 27th day of April, 2026.

Notary Public
My Commission Expires: 03-21-2029

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Medina Flipping, LLC	New Owner	059-10-0-017.00
407 Scott Ave		
Nashville, TN 37206		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Agape Homes, Inc,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Medina Flipping, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Royal Garden Estates, Section 1, as shown by plat of record in Book 3700, Page 29, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Westerly margin of Dunbar Drive, the common corner of Lots Nos. 4 and 5; thence with said margin of said Drive, Southwardly 98 feet to a concrete monument; thence to the right around a curve, 38.92 feet to a concrete monument in the Northerly margin of Rowan Drive; thence with the margin of Rowan Drive, Westerly 86.57 feet to a concrete monument and continuing with said margin of said Drive, Westwardly 28.72 feet to a concrete monument; thence North 41 degrees 40 minutes West 104.91 feet to a concrete monument; thence North 18 degrees 58 minutes West 81 feet to a point; thence with the dividing line between lots 4 and 5, Eastwardly 171.6 feet to the point of beginning.

Being the same property conveyed to Audrey C. Walls, unmarried, by Warranty Deed from David Jones, Jr. and wife, Mary C. Jones, of record in Book 10468, Page 550, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on May 28, 1997.

Further being the same property conveyed to Agape Homes, Inc by Warranty Deed from Audrey C. Walls, unmarried, dated April 27, 2026, of record in Instrument Number 20260430-0038312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3801 Dunbar Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of April, 2026.

Agape Homes, Inc

By: _____
Ephraim Maldonado, Authorized Representative

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ephraim Maldonado with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative for Agape Homes, Inc and that he is authorized by Agape Homes, Inc to execute this instrument on its behalf.

Witness my hand and official seal at city of Clarksville, TN, this 25th day of April, 2026.

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public at Large
My Commission Expires: 03-21-2029

Tennessee Certification of Electronic Document

I, Melanie Harper, 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 4/25/26 (date of document).

Affiant Signature

4/29/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/28

NOTARY'S SEAL

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD