Karen Johnson Davidson County
Batch# 1418014 DEEDWARR
05/08/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $5,864.50
20260508-0041691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,585,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of May, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 7-7-2027

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

2026-04-4020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust 2807 W Linden Avenue Nashville, TN 37212	NEW OWNER 208 Lauderdale Rd. Nashville, TN 37205	Map/Parcel 104-14-0-115.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alexander A. Rios, Trustee of the Rios Revocable Trust dated October 27, 2025**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the north half of Lot No. 32 and the easterly 1 foot of the north half of Lot No. 31 on the Plan of Belair, of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front 51 feet on the southerly side of West Linden formerly Sunset Avenue, as now established, and run back between parallel lines, 150 feet to a dead line which is located 209 feet north of and parallel with Westwood Avenue.

Being the same property conveyed to Chad W. Clark and Megan E. Clark, husband and wife by Warranty Deed from Andrew J. Dodd and Laurie Dodd, husband and wife of record in Instrument No. 20131104-0114126 Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on November 04, 2013.

Being the same property conveyed to Haley Nakata and Alexander A. Rios, wife and husband by Warranty Deed from Chad W. Clark and Megan E. Clark, husband and wife of record in Instrument No. 20250815-0065291 Register's Office for Davidson County, Tennessee, dated August 15, 2025 and recorded on August 15, 2025.

Being the same property conveyed to Alexander A. Rios and Haley L.K. Nakata , Trustees of the Rios Revocable Trust Dated October 27, 2025 by Quitclaim Deed from Haley Nakata and Alexander A. Rios, wife and husband of record in Instrument No. 20251027-0085426 Register's Office for Davidson County, Tennessee, dated October 27, 2025 and recorded on October 27, 2025. Haley L.K. Nakata has since died.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2807 W Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 7th day May, 2026.

Alexander A. Rios, Trustee of
the Rios Revocable Trust dated October 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Alexander A. Rios, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2026.

Notary Public

My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Tennessee Certification of Electronic Document

I, George Mudter 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 May 7, 2026 (date of document).

Affiant Signature

5/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027