Karen Johnson Davidson County
Batch# 1418084 DEEDWARR
05/08/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260508-0041795

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $520,000.00

_____ Affiant Signature

Subscribed and sworn to before me on this the 8 Day of May, 26.

_____
Notary Public
My Commission expires 12, 26, 29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Bayron Jose Molina Reyes and Ana Maritza Bonilla Larreinaga
3015 Lyndale Dr
Nashville, TN 37207

SEND TAX BILLS TO:
Bayron Jose Molina Reyes and Ana Maritza Bonilla Larreinaga
3015 Lyndale Dr
Nashville, TN 37207

MAP AND PARCEL NUMBER: 06007002100

WARRANTY DEED
26NT00916

Effective the 9 Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

East Home Renovation, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bayron Jose Molina Reyes and Ana Maritza Bonilla Larreinaga, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section 6, Hillhurst Acres, of record in Plat Book 2854, Page 62, said Register's Office.

Said Lot No. 27 fronts 94.50 feet on the Northerly margin of Lyndale Drive and extends back 204.5 feet on the Westerly line and 189.5 feet on the Easterly line to a dead line in the rear measuring 112.0 feet thereon.

Being the same property conveyed to East Home Renovation, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company as recorded 01/14/2026 in Book NA at Page NA as Document 20260114-0003491.

Commonly Known As: 3015 Lyndale Dr, Nashville, TN 37207-2926

Tax ID: 06007002100

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8 day of May, 2026.

East Home Renovation LLC

, Member

BY: Jose Duarte, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jose Duarte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of East Home Renovation, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

NOTARY PUBLIC

My Commission Expires: 9-21-26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-8-26 (date of document).

Affiant Signature

5-8-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027