WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

W-RR-26-642

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1419989
05/13/2026 03:05:53 PM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20260513-0043225

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Luxor Homes LLC **Edward Gonzalez-Fuenmayor**	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**161-02-0-115.00**
3712 Belle Oaks Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA BORMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUXOR HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND EDWARD GONZALEZ-FUENMAYOR,** hereinafter called the Grantee(s), his/her/its/their heirs, 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 Lot No. 9 on the plan of Section One, McMurray Place, of record in Book 5200, page 409, Register's Office for said County.

Said Lot No. 9 fronts 70.63 feet on the broken northerly margin of McMurray Drive and extends back 160.15 feet on the easterly line and 167.24 feet on the westerly line to a dead line in the rear, measuring 69.92 feet thereon.

Being the same property conveyed to John U. Cardwell and wife, Roxane W. Cardwell, by Warranty Deed from W. L. Bainbridge, Inc., of record in Book 5969, Page 254, Register's Office for Davidson County, Tennessee, dated November 23, 1982, and recorded November 24, 1982.

Said John U. Cardwell having since died on January 20, 2021. His interest in the subject property vested at death in Roxane W. Cardwell as surviving tenant by the entirety.

Said Roxane W. Cardwell having since died on July 2, 2025. Her interest in the subject property vested at death in John P. Cardwell and Donna Borms, her heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20260513-0043223 and 20260513-0043223, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donna Borms from John P. Cardwell by Quitclaim Deed of record in Instrument Number 20260513-0043224, Register's Office for Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 409 and Surveyors Certificate of Correction recorded in Book 5894, Page 495, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5868, Page 503, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **642 McMurray Dr, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 11th DAY OF MAY, 2026.

Donna Borms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA BORMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212