WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00.**

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF MAY, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-20-28

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 150426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Ernesto Bautista Rodriguez 411 Brewer Drive Nashville, TN 37211	Champions Funding, LLC 365 Germann Rd. Ste. 140 Gilbert, AZ 85297	161 08 0 022.00

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And 0/100 ($425,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

SANG JOO LEE AND MI SUK LEE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ERNESTO BAUTISTA RODRIGUEZ,

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2, on the Plan of Kingswood Park Subdivision, of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sang Joo Lee and wife, Mi Suk Lee, as tenants by the entirety, by Warranty Deed from Elaina Brintnall and husband, Michael Brintnall, dated September 3, 1999, and recorded

Karen Johnson Davidson County
Batch# 1425225 DEEDWARR
05/26/2026 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20260526-0047783

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on September 7, 1999, of record in Book 11652, Page 946, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 411 Brewer Drive, Nashville, TN 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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR SANG JOO LEE AND MI SUK LEE to ERNESTO BAUTISTA RODRIGUEZ, _____ FOR THE TRANSFER OF PROPERTY LOCATED AT 411 BREWER DRIVE, NASHVILLE, TN 37211.]

Witness our/my hand on the 14th day of May, 2026.

Sang Joo Lee

Mi Suk Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Sang Joo Lee and Mi Suk Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2026.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/14/26. (date of document).

Affiant Signature

5/26/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

