WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425454 DEEDWARR
05/27/2026 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,941.50
20260527-0048006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/28
(AFFIX SEAL)

LILLIAN EATMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-242

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelli Wingate	Same as new owner	083 01 0 215.00
(NAME)	(NAME)	
915 Emmett Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jorge Echave, a married man, and Vicki Echave, a married woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Kelli Wingate, unmarried** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 915 Emmett Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of May, 2026.

GRANTOR:

Jorge Echave

Vicki Echave

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jorge Echave and Vicki Echave, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20th day of May, 2026.

Notary Public

My Commission Expires: 03/09/27

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being Lot No. 17, on the Plan of J. G. Grissim's Grand Avenue Addition, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 17 fronts 50 feet on the Easterly Side of Emmett, formerly Evon Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Vicki Echave and Jorge Echave, wife and husband, by Warranty Deed from In Clover LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241122-0091590, in the Register's Office of Davidson County, Tennessee, dated November 22, 2024 and recorded on November 22, 2024.

Being the same property conveyed to In Clover LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lillie Alexander, unmarried, and Holly Alexander, unmarried, of record in Instrument No. 20230823-0065808, in the Register's Office of Davidson County, Tennessee, dated August 21, 2023 and recorded on August 23, 2023.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **5/20/2026** (date of document).

Affiant Signature

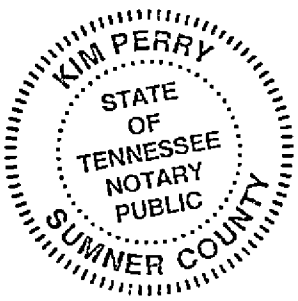
5/20/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **20th** day of **May**, 20**26**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29