WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 130
Nashville, TN 37215

G-B-26-473A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timmons Street Holdings, LLC	**NEW OWNER**	
(NAME)	Karen Johnson Davidson County Batch # 1425561 **DEEDWARR** 05/27/2026 01:54:33 PM 2 pgs Fees: $13.00 Taxes: $414.40 20260527-0048140	**119-13-0H-004.00-CO**
2525B Lebanon Pike (ADDRESS)		
Nashville, TN 37214 (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, **JAIME ALEJANDRO CASTRO GRANADOS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMMONS STREET HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit A, on the Plan of 473 Timmons Cottages, a Horizontal Property Regime with Private Elements of record on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20211215-0165572, amended in Instrument No. 20220516-0056185 and Second Correction in Instrument No. 20230224-0013093, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime Alejandro Castro Granados and Adriana Hernandez Garcia, husband and wife by Warranty Deed from Vulfpeck, GP, a Tennessee General Partnership of record in Instrument No. 20230714-0054219 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 14, 2023.

Being the same property conveyed to David Maxwell by Warranty Deed from Jaime Alejandro Castro Granados and Adriana Hernandez Garcia, husband and wife of record in Instrument No. 20250801-0061097 Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on August 01, 2025.

Being the same property conveyed to Jaime Alejandro Castro Granados by Quitclaim Deed from David Maxwell recorded May 7, 2026 of record in Instrument No. 20260507-0041211, Register's Office for Davidson County, Tennsesee. 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.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211215-0165572, and Instrument of Correction of record in Instrument No.20220516-0056185, Second Instrument of Correction of record in Instrument No. 20230224-0013093 and Assignment is record in Instrument No. 20230714-0054220, Register's Office for Davidson County, Tennessee.
- Charter of 473 Timmons Cottages Homeowner's Association, Inc., of record in Instrument No. 20211210-0164181, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 332 Page 19, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Public Right-of-Ways of record in Instrument No. 20220809-0090396 and Instrument No. 20220809-0090397, Register's Office for Davidson County, Tennessee.
- Common Area of record in Instrument Number 20231006-0078689, in the Register's Office for Davidson

County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230309-0017035, 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: **473 A Timmons Street, 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 27th DAY OF MAY, 2026.

Jaime Alejandro Castro Granados

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME ALEJANDRO CASTRO GRANADOS, 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 27th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

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

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