RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-39334-26

Karen Johnson Davidson County
Batch# 1427259 DEEDWARR
06/02/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20260602-0049562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of May, 2026

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Jesus Ruiz De Somocurcio 4805 Enoch Drive Nashville, TN 37211	Same address as new owner	119-03-0B-002.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 Dollars ($257,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **293 PLUS PARK BLVD #118, A TEXAS SERIES LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAIME JESUS RUIZ DE SOMOCURCIO, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 118, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, 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 293 Plus Park Blvd #118, a Texas Series LLC, from Thomas Paul Dawson and Pamela June Dawson, husband and wife, by Quitclaim Deed dated December 15, 2023 and recorded December 27, 2023 in Instrument #20231227-0099074, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _xx_ improved property, known as: 293 Plus Park Boulevard, #118, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of May, 2026

GRANTOR(S)

293 Plus Park Blvd #118, LLC, a series of Dawson World Real Estate Investments, a Texas Series LLC

By: _____
Thomas P. Dawson, Member

By: _____
Pamela J. Dawson, Member

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, a Notary Public, of said County and State, Thomas P. & Pamela J. Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of 293 Plus Park Blvd #118, LLC, a series of Dawson World Real estate Investments, a Texas Series LLC, within named bargainor and that they as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as Members.

WITNESS my hand and seal, this the 28th day of MAY, 2026

_____
Notary Public

Melody Stovall
Printed Notary Name

My commission expires: 3/3/2030

MELODY STOVALL
Notary Public, State of Texas
Notary ID 4820661
My Commission Exp. 03-03-2030

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 28, 26 (date of document).

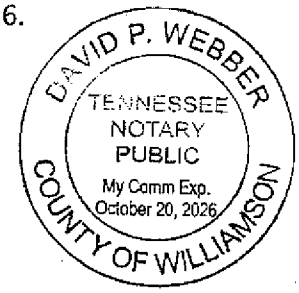
Jennifer Pennell

May 29, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 29, 2026.



Notary's Signature

My Commission Expires: _____

Notary's Seal