Karen Johnson Davidson County
Batch# 1428223 DEEDWARR
06/05/2026 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260605-0050884

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,000.00. Affiant Subscribed and sworn to before me, this the 29th day of May, 2026. Notary Public My commission expires: 12/19/28

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Mercado	Legends Bank	093-09-0G-227.00-CO
1212 Demonbreun Street #2211	310 N. First Street	
Nashville, TN 37203	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE ALLAN FRANCIS MAUN MERCADO AND CORAZON GLADYS WHITE AJERO FAMILY REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW MERCADO, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 2211 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179, Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

Being the same property conveyed to Nashville Gulch PII JV Holdings, a Delaware general partnership by Special Warranty Deed from 12D Nashville Land Partners, LP, a Delaware Limited Partnership of record in Instrument No. 20220216-0018086 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 16, 2022.

Being the same property conveyed to The Allan Francis Maun Mercado and Corazon Gladys White Ajero Family Real Estate Limited Partnership, a Texas limited partnership by Special Warranty Deed from Nashville Gulch PII JV Holdings, a Delaware general partnership of record in Instrument No. 20260211-0010378 Register's Office for Davidson County, Tennessee, dated January 23, 2026 and recorded on February 11, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1212 Demonbreun Street #2211, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2026.

The Allan Francis Maun Mercado and Corazon Gladys White Ajero Family Real Estate Limited Partnership, a Texas limited partnership

By: The Allan Francis Maun Mercado and Corzaon Gladys White Ajero Management Trust dated July 24, 1999, its general partner

By: _____
Allan Francis Maun Mercado, Trustee

STATE OF TEXAS
COUNTY OF HIDALGO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allan Francis Maun Mercado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Allan Francis Maun Mercado and Corzaon Gladys White Ajero Management Trust dated July 24, 1999, the General Partner of The Allan Francis Maun Mercado and Corazon Gladys White Ajero Family Real Estate Limited Partnership, a Texas limited partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Trust/Entity for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2026.

FELICITAS CABRERA
Notary ID #7569428
My Commission Expires
May 9, 2030

_____
Notary Public

My Commission Expires: 5/9/2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29. 2026

Affiant Signature

3rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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