THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454291**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2026. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1428376 DEEDWARR 06/05/2026 04:02:30 PM 3 pgs Fees: $18.00 Taxes: $1,757.50 20260605-0051101	

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

WARRANTY DEED

Address New Owner: Francisco Andres Llado Rodriguez and Virginia Nicole Adamson 4487 Post Place #12 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 15 0B 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Dean McKenzie, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco Andres Llado Rodriguez and Virginia Nicole Adamson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No.12 of LION'S HEAD CONDOMINIUM, of record in Plat Book 5200 page 82, a condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing LION'S HEAD CONDOMINIUM of record in Book 5340 page 70, amended in Book 5342 page 683, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof together with a percentage interest in the common elements and voting percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Beverly Dean McKenzie, by Warranty Deed from Judy Moore Bass, Trustee of the Judy Moore Bass Revocable Trust dated June 11, 2019, of record in Instrument No. 20220211-0016065, in the Register's Office of Davidson County, Tennessee, dated February 10, 2022, and recorded on February 11, 2022. Also see Scriveners's Affidavit recorded as Instrument No. 20220302-0023547.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LION'S HEAD CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 82.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID M. CARNEY DEVELOPMENT, as recorded in Plat Book 4675, Page 134.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LION'S HEAD CONDOMINIUM Condominium of record in Book 5340, Page 70 as corrected in Book 5342, Page 683; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer Line, recorded in Book 3224, Page 527 and Book 3376, Page 102.

Easement for Right of Way, recorded in Book 3969, Page 788.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

Easement recorded in Book 4889, Page 140.

Charter for Lion's Head Homeowners' Association recorded as Book 5342, Page 2.

This is improved property located at 4487 Post Place #12 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2026.

Beverly Dean McKenzie

Beverly Dean McKenzie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly Dean McKenzie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 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

June 4, 26
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 4, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal