Karen Johnson Davidson County
Batch# 1429488 DEEDWARR
06/08/2026 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20260608-0051518

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25622-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 28th day of May, 2026.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katrina Tsang 3846 SAUNDERS AVE NASHVILLE, TN 37216	NEW OWNER	061-10-0-202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MC Prestige Services LLC, a Tennessee Limited Liability Company, and Tres Hermanos Management Inc., an Illinois Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katrina C. Tsang,** A SINGLE PERSON, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 6, Plan of Maplewood Heights, Resubdivision of Lots 68, 69, 70, 71, 72, 97, 98, 99, 100 & 101, according to survey and plat of same appearing of record in Book 4885, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MC Prestige Services LLC, a Tennessee limited liability company, and Tres Hermanos Management, Inc., an Illinois corporation by Warranty Deed from Barbara Maureen James, Executrix of the Estate of William L. Glenn and Barbara Maureen James, dated June 30, 2025, recorded July 2, 2025, of record in Instrument No. 20250702-0052344, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3846 Saunders Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28 day of May, 2026.

GRANTOR:

MC Prestige Services LLC, a Tennessee Limited Liability Company

By: _____
Matthew E. Alvarado, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew E. Alvarado, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of MC Prestige Services LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of May, 2026.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-8-2028

SIGNATURES CONTINUE ON FOLLOWING PAGE, SIGNED IN COUNTERPART

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of May, 2026.

GRANTOR:

Tres Hermanos Management Inc., an Illinois Corporation

By: _____
Tomas Hernandez, President

STATE OF ILLINOIS
COUNTY OF Dupage

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tomas Hernandez, President, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Tres Hermanos Management Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of May, 2026.

_____
Notary Public
My Commission expires: 12/14/2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

202606080051518

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 June 3. 2026

Affiant Signature

5th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th 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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