This document was prepared by
Benjamin Lamson
P.O. Box 490
Fairview NC
28730

New Owner: Eleventh Street Capital LLC
(Address Below)
Send Tax Bills To:
Eleventh Street Capital LLC
P.O. Box 490
Fairview NC 28730

Karen Johnson Davidson County
Batch# 1429626 DEEDWARR
06/09/2026 08:54:30 AM 5 pgs
Fees: $28.00 Taxes: $61.49
20260609-0051752

# GENERAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL PERSONS BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

That, April Martinez, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, has granted, distributed and conveyed, and by these presents does grant, distribute and convey unto Eleventh Street Capital LLC, ("Grantee"), all of Grantor's interest in the following real property (including any improvements thereon) situated in Davidson County, TENNESSEE (the "Property"):

**See Exhibit A attached hereto**

To have and to hold the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns; against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Davidson County, TENNESSEE, or that may be apparent on the Property.

EXECUTED this the 15th day of May, 2026

*[SIGNATURE PAGE TO FOLLOW]*

**Exhibit A**

***BEING Lot No. 14 on the Map of William Coleman, a subdivision 7.08 acres off the west part of the Radnor College Lane, of record in Book 847, Page 181, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.***

***BEING the same property conveyed to Lucian N. Underwood and wife, Mary Catherine Underwood, by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee, dated May 20, 1994, and recorded May 23, 1994, in Book 9353, Pages 38-40, Register's Office for Davidson County, Tennessee. Lucian N. Underwood is deceased, April Martinez is an heir, as established by Affidavit of Heirship Instrument Number: 202605180044404.***

GRANTOR:

April Martinez

**THE STATE OF TENNESSEE** §
§
**COUNTY OF DAVIDSON** §

Personally appeared before me, the undersigned Notary Public of said state and county, April Martinez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office, this 15 day of May, 2026.

NOTARY PUBLIC, State of Tennessee

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

# AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson

RE:
Davidson County Tax Map/Parcel ID: 13301002300
April Martinez to Eleventh Street Capital, LLC, General Warranty Deed, percentage transfer.
Property Address: 501 Drake Ave., Nashville TN 37211

I hereby swear of affirm that the actual consideration for this transfer OR the value of the property transferred, *whichever is greater*, is $16,618.75, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Further, it is sworn or affirmed that the subject General Warranty Deed, dated 5/15/26 is for a conveyance limited to a 6.25% interest in the whole property held by the Grantor.

The deed terms, including the derivation clause, is incorporated herein and adopted by reference. The Grantor therein holds, by intestate succession, that percentage interest conveyed therein.

NAME & ADDRESS of PROPERTY OWNER:
Name: Eleventh Street Capital, LLC
Address: PO BOX 490
Fairview, NC 28730

NAME/ADDRESS of PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAX:
Name: Eleventh Street Capital, LLC
Address: PO BOX 490
Fairview, NC 28730

NAME & ADDRESS OF MORTGAGOR HOLDER:
None

WITNESS MY HAND AND SEAL, this 27th day of May 2026.

Grantee-Affiant

SWORN TO AND SUBSCRIBED before me, this 27th day of May 2026.

Angela A. Baker
NOTARY PUBLIC

My Commission Expires: Sept. 5, 2026

ANGELA S BAKER
Notary Public
Madison Co., North Carolina
My Commission Expires Sept. 5, 2026

**Tennessee Certification of Electronic Document**

I, Heather Nolan, 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 15, 2026 (date of document).

Heather Nolan
Affiant Signature

6/1/2026
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 2nd day of June, 2026.

Lacie Randolph
Notary's Signature

MY COMMISSION EXPIRES: 2/28/28

NOTARY'S SEAL

