Karen Johnson Davidson County
Batch# 1435808 DEEDWARR
06/18/2026 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20260618-0055403

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $452,000.00. Affiant Subscribed and sworn to before me, this June 16, 2026. Notary Public My commission expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Verenisse Torres and Michael Figuereo	Fifth Third Bank, NA	096-02-0B-007.00-CO
550 Markham St., #33	5001 Kingsley Dr.	
Nashville, TN 37214	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christian Ross Falyar, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Verenisse Torres and Michael Figuereo, wife and husband

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and as corrected in Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, 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 Christian Ross Falyar, married by Special Warranty Deed from AT3 Markham East LLC, a Delaware limited liability company of record in Instrument No. 20250327-0022984 Register's Office for Davidson County, Tennessee, dated March 21, 2025 and recorded on March 27, 2025.

This is [X] improved [ ] unimproved property known as 550 Markham St., #33, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 15 day of June, 2026.

Christian Ross Falyar

Christian Ross Falyar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christian Ross Falyar, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15 day of June, 2026.

Notarized online using audio-video communication technology

Laura Scherr

Notary Public Laura Scherr
My Commission Expires: 06/30/2026

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Laura Scherr
Tennessee Notary Public
Online Notary Public
Anderson County
Commission Expires: 06/30/2026

PRE-LTC, LLC File No. 26-13146-7626

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/15/2026 (date of document).

Affiant Signature

6/17/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 17 day of June, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Wagner
State of Tennessee Notary Public
Sumner County