Karen Johnson Davidson County
Batch# 1435960 DEEDWARR
06/18/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260618-0055600

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
108 High Estes, LLC **303a, Riverside Dr** **Nashville, TN 37206**	108 High Estes, LLC 108 High Estes Nashville, TN 37215	130 12 0 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dominique Arrieta and Jorge Arrieta, wife and husband, now umarried , pursuant to Final Decree of Divorce Docket No. 24D-1195 Davidson County, Tennessee** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **108 High Estes, LLC, a Tennessee Limited Liability Company**("Grantee") all of our/my right, title and interest in and to that certain real property known as 108 High Estes, Nashville, TN 37215, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 7th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat for Steve R. Wherry, of record in Plat Book 6900, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Dominique Arrieta and Jorge Arrieta, wife and husband, by General Warranty Deed from Daniel Tichenor and Jessica Tichenor, husband and wife, dated June 1, 2022, and recorded June 2, 2022, of record in Instrument No. 20220602-0063837, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 108 High Estes, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of 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 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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 18 day of June, 2026.

Dominique Arrieta

Jorge Arrieta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of June, 2026, before me personally appeared Dominique Arrieta and Jorge Arrieta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of June, 2026.

Notary Signature
My commission expires:

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18 day of June, 20__.

Notary Public
My commission expires: _____

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

Certificate of Authenticity

I, Alex McDaniel, 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 **6/18/2026** (date of document).

Affiant Signature

Date: **6/18/2026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **18** day of **June**, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER