Karen Johnson Davidson County
Batch# 1437032 DEEDWARR
06/23/2026 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260623-0056194

Name and Address of New Owner:
Francisco Garcia Recendiz, Teresa Flores Ortiz, and Jonathan Garcia Garcia
755 Huntington Parkway
Nashville, TN 37211

Send Tax Bills To:
Francisco Garcia Recendiz, Teresa Flores Ortiz, and Jonathan Garcia Garcia
755 Huntington Parkway
Nashville, TN 37211

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Map & Parcel No: 161-06-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Albert King and wife, Clementine S. King**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Francisco Garcia Recendiz and Teresa Flores Ortiz, a married couple, and Jonathan Garcia Garcia, a single man, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Section One, Huntington Park, of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 22 fronts 73.9 feet on the southwesterly margin of Huntington Parkway and extends back 160.0 feet on the northwesterly line and 160.3 feet on the southeasterly line to a dead line in the rear, measuring 76.9 feet thereon.

Being the same property conveyed to Albert King and wife, Clementine S. King, by Warranty Deed from Artie W. Schlanker and wife, Elizabeth Frances Schlanker, dated October 7, 1977, and recorded October 19, 1977, of record in Book 5211, Page 555, Register's Office for Davidson County, Tennessee.

Said property is commonly known as: 713 Huntington Parkway, Nashville, TN 37211
Parcel ID: 161-06-0-093
The property address and/or tax parcel identification number shown herein are provided

solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2026.

Albert King (SEAL)
Albert King

Clementine S. King by Albert King, her Attorney-in-Fact (SEAL)
Clementine S. King by Albert King,
her Attorney-in-Fact

Clementine S. King by Shannon Ashley King, her Attorney-in-Fact (SEAL)
Clementine S. King by Shannon Ashley King,
her Attorney-in-Fact

STATE OF GEORGIA
COUNTY OF FAYETTE

On this 17th day of June, 2026, before me personally appeared Albert King, 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 17th day of June, 2026.

Gloria M. Powell
Notary Signature GLORIA M. POWELL
My commission expires: 7/24/2027

GLORIA M. POWELL
NOTARY PUBLIC
Fulton County, State of Georgia
My Commission Expires 7/24/2027

STATE OF GEORGIA
COUNTY OF FAYETTE

On this 17th day of June, 2026, before me personally appeared Albert King and Shannon Ashley King, to me known or satisfactorily proven to be the person (or persons) whose names are subscribed as attorney in fact for Clementine S. King and acknowledged that they executed the same as the act of their principal for the consideration, uses, and purposes therein contained.

Witness my hand, at office, this 17th day of June, 2026.

Gloria M. Powell
Notary Signature GLORIA M. POWELL
My commission expires: 7/24/2027

GLORIA M. POWELL
NOTARY PUBLIC
Fulton County, State of Georgia
My Commission Expires 7/24/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Albert King

Clementine S. King by Albert King, her Attorney-In-Fact

Clementine S. King by Shannon Ashley King, her Attorney-In-Fact

STATE OF GEORGIA
COUNTY OF FAYETTE

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

Notary Signature Gloria M. Powell
My commission expires: 7/24/2027

GLORIA M. POWELL
NOTARY PUBLIC
Fulton County, State of Georgia
My Commission Expires 7/24/2027