Karen Johnson Davidson County
Batch# 1438232 DEEDWARR
06/25/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260625-0057542

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION SIX HUNDRED THOUSAND AND 00/100 ($1,600,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
NASHVILLE MODA II, LLC (NAME)	**NEW OWNER** (NAME)	**070-09-0-028.00**
1834 WALDEN OFFICE SQUARE SCHAUMBURG, IL 60173 (ADDRESS)	**1834 WALDEN OFFICE SQUARE SCHAUMBURG, IL 60173** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11 day of June, 2026, the undersigned, **HEBER VALENCIA REYES AND ELICELA GARCIA DE LA CRUZ, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NASHVILLE MODA II, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2305 LLOYD AVENUE, NASHVILLE, TN 37218** and more particularly described as follows:

Land in Davidson County, Tennessee, being Tract Nos. 8 and 9 of a survey made by Cantrell, Connell and Morrison Engineers, dated August 19, 1957, not of record, being a part of Lot Nos. 20, 21 and 24 on the Plan of H.E. Simkin's Division of the L.G. Curtis Lands of record in Plat Book 547, Page 39, in the Register's Office of Davidson County, Tennessee. Said Tract No. 8 fronts 209.5 feet on the Northerly side of Curtis Street and extends back 202 feet on the Westerly line and 262.0 feet on the Westerly line and 262.0 feet on the Easterly line with the Westerly margin of Lloyd Avenue, to a line in the rear on which it measures 125.8 feet. Said Tract No 9 fronts 116.8 feet along the curve of the Westerly margin of Lloyd Avenue and extends back 389 feet on the Northerly line and 501.4 feet on the Southerly line, to a line in the rear on which it measures 328.4 feet, and contains 2.14 acres, more or less.

Being the same property conveyed to Heber Valencia Reyes, a married man, by Quitclaim Deed from Ana G. Fuentes, an unmarried woman, of record in Instrument No. 20260625-0057315, Register's Office for Davidson County, Tennessee, dated June 11, 2026 and recorded on June 25, 2026.

Note: Elicela Garcia De La Cruz joins in conveyance of any and all marital interest she has in the property.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 11 day of June, 2026

GRANTOR: HEBER VALENCIA REYES

X _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **HEBER VALENCIA REYES**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11 day of June, 2026

_____ _____
Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: ELICELA GARCIA DE LA CRUZ

X _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ELICELA GARCIA DE LA CRUZ**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11 day of June, 2026

_____ _____
Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Zaleula, 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 11, 2026 (date of document).

Affiant Signature

6-15-2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: April 30, 2029

NOTARY'S SEAL

Official Seal
DONTA P ROBINSON
Notary Public, State of Illinois
Commission No. 1009419
My Commission Expires April 30, 2029