Karen Johnson Davidson County
Batch# 1440900 DEEDWARR
07/01/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260701-0059465

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TEN THOUSAND AND 00/100 ($510,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2026. Notary Public MY COMMISSION EXPIRES: 12/20/27 (AFFIX SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

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)
CYTNHIA BRAVO AND YESENIA BRAVO VASQUEZ (NAME)	**NEW OWNER** (NAME)	**107 08 0C 002.00**
635 CLARIDGE DRIVE NASHVILLE, TN 37214 (ADDRESS)	SAME AS NEW OWNER (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 30th day of June, 2026, the undersigned, **FOSTER HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CYTNHIA BRAVO, A SINGLE WOMAN AND YESENIA BRAVO VASQUEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP,** 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 **635 CLARIDGE DRIVE, NASHVILLE, TN 37214** and more particularly described as follows:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit B of 633 CLARIDGE DRIVE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing 633 CLARIDGE DRIVE HOMES, a Horizontal Property Regime, of record in Instrument No. 20251104-0087950, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said declaration;

TOGETHER WITH a percentage interest in the common elements as set forth in said declaration.

Being the same property conveyed to Foster Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Ali Al-Soraify and Jeremy Byrd, of record in Instrument No. 20260227-0015767, in the Register's Office of Davidson County, Tennessee, dated February 25, 2026 and recorded on February 27, 2026.

Being part of the same property conveyed to Jeremy Byrd and Ali Al-Soraify, as tenants in common, by Warranty Deed from Cream City Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250923-0075802, in the Register's Office of Davidson County, Tennessee, dated September 19, 2025 and recorded on September 23, 2025.

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 29th day of June, 2026.

GRANTOR: FOSTER HOMES, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY
BY: JEREMY BYRD
ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JEREMY BYRD** with who I am personally acquainted, and who upon oath acknowledged themself to be the President of **FOSTER HOMES, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **FOSTER HOMES, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said President, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as President.

WITNESS my hand, at office, on this 29th day of June, 2026.

Notary Public

11-8-28
My Commission Expires

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 06/29/2026 (date of document).

Karla I Kard
Affiant Signature

06/29/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of June, 2026.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

