WARRANTY DEED

Karen Johnson Davidson County
Batch # 1447223 DEEDWARR
07/14/2026 02:41:44 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260714-0063676

BG-C-26-1808-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEENS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alvaro Javier Siu Salas	FIRST BANK	
(NAME)	(NAME)	**092-12-0A-113.00-CO**
1808 State St Unit 113	722 COLUMBIA AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RON LIMB AND TRACEE LIMB AND WIFE, A 50% UNDIVIDED INTEREST, AND NARI HUR, A ONE-THIRD (1/3) UNDIVIDED INTEREST, AND ALEXANDER LIMB, TWO-NINTHS (2/9) UNDIVIDED INTEREST, AND JILLIAN LIMB,TWO-NINTHS (2/9) UNDIVIDED INTEREST, AND LUCILLE LIMB, TWO-NINTHS (2/9) UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALVARO JAVIER SIU SALAS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit: UNMARRIED

Land in Davidson County, Tennessee, Being Unit 113, State House Manor, as established under Master Deed of record in Book 7333, Page 36, in the register's office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Harry Hoyeon Ahn, unmarried with a 50% undivided interest and Ron Limb and wife Tracee Limb, with a 50% undivided interest, as tenants in common by Warranty Deed from Douglas Forbes Reynolds, unmarried of record in Instrument No. 20110128-0008042 Register's Office for Davidson County, Tennessee, dated January 21, 2011 and recorded on January 28, 2011.

Being the same property conveyed to Edward Limb,with a 50% undivided interest by Quitclaim Deed from Harry Hoyeon Ahn, unmarried with a 50% undivided interest of record in Instrument No. 20140404-0028414 Register's Office for Davidson County, Tennessee, dated April 01, 2014 and recorded on April 04, 2014.

Edward Hyunsuk Limb subsequently died, leaving no will. Probate was filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, as Docket no. 23P1413, wherein Ron E. Limb is the duly appointed Administrator for the Estate of Edward Hyunsuk Limb, as evidenced by the approved Letters of Administration.

Edward Hyunsuk Limb is one in the same as Edward Limb.

Being the same property conveyed to Ron Limb and wife, Tracee Limb, with a 50% undivided interest as tenants in common and One-third (1/3) to Nari Huri, individually; Two-Ninths (2/9) to Jillian Elliott Limb, individually; Two-Ninths (2/9) to Alexander Saenu Limb, individually; and Two-Ninths (2/9) to Lucille Jeewood Limb, individually by Administrator's Deed from Ron E. Limb, acting as Administrator for the Estate of Edward Hyunsuk Limb of record in Instrument No. 20231106-0086761 Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on November 06, 2023.

Affidavits of Heirship recorded simultaneously herewith of record in Instrument No. 20260714-0063674 and Instrument No. 20260714-0063675, Register's Office for Davidson County, Tennessee. Nari Hur having been appointed the Guardian of minor with authority to sell real estate for Jillian Limb, Docket No. 2024 P 3184; Alexander Limb, Docket No. 2024 P 3181; Lucille Limb, Docket No. 2024 P 3183, all filed in the Circuit Court of Cook County, Illinois County Department - Probate Division.

The said property has never been the prinicipal marital residence of any Grantors.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7333, Page 36 and Instrument No. 20160504-0043758, Register's Office for Davidson County, Tennessee.
- By-Laws of State House Condominiums of record in Book 7333, Page 57 and amended in Book 10544, Page 994, in the Register's Office for Davidson County, Tennessee.
- Charter of State house Condominiums of record in Book 7343, Page 409, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 State St Unit 113, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 6 DAY OF JULY, 2026.

Ron Limb

Tracee Limb

Nari Hur

Nari Hur, as Guardian for Alexander Limb

Nari Hur, as Guardian for Jillian Limb

Nari Hur, as Guardian for Lucille Limb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON LIMB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACEE LIMB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7333, Page 36 and Instrument No. 20160504-0043758, Register's Office for Davidson County, Tennessee.
- By-Laws of State House Condominiums of record in Book 7333, Page 57 and amended in Book 10544, Page 994, in the Register's Office for Davidson County, Tennessee.
- Charter of State house Condominiums of record in Book 7343, Page 409, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 State St Unit 113, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 06 DAY OF JULY, 2026.

Ron Limb

Tracee Limb

Nari Hur

Nari Hur, as Guardian for Alexander Limb

Nari Hur, as Guardian for Julian Limb

Nari Hur, as Guardian for Lucille Limb

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NARI HUR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NARI HUR, Guardian with the authority to sell real estate for JILLIAN LIMB, ALEXANDER LIMB AND LUCILLE LIMB, ALL MINORS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th day of July, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 07/06/26.

Affiant Signature July 10, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 10th day of July, 2026.

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028