THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9607-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2026 Notary Public MY COMMISSION EXPIRES: 11-5-29 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1447787 DEEDWARR
07/16/2026 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260716-0064192

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4205 Colorado LLC, a Tennessee limited liablity company	4205 Colorado LLC, a Tennessee limited liability company	
922 Main Street, Suite 208	922 Main Street, Suite 208	103-04-0-260.00
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Juan Vallarino, Trustee of the Juan Vallarino Revocable Trust, u/a/d February 11, 2014, as to a Fifty Percent (50%) undivided interest, and Neith Elizabeth Vallarino, Trustee of the Neith Elizabeth Vallarino Revocable Trust, u/a/d February 11, 2014, as to a Fifty Percent (50%) undivided interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4205 Colorado LLC, a Tennessee limited liablity company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. westerly half of Lot No. 28 on the Plan of West End Annex as subdivided by Sylvan Park Land Company of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 50 feet on the southerly margin of Colorado Avenue, formerly Ninth Street, and extends back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Juan Vallarino and wife, Neith Ann Elizabeth Vallarino by Warranty Deed from Connie S. Gray, unmarried of record in Instrument No. 20151125-0119816 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on November 25, 2015.

Being the same property conveyed to Juan Vallarino, Trustee of the Juan Vallarino Revocable Trust established on February 11, 2014, his Successors and Assigns, a Fifty Percent (50%) Undivided interest and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust Established on February 11, 2014, her successors and assigns, a Fifty Percent (50%) Undivided Interest by Quitclaim Deed from Juan Vallarino and Neith Ann Elizabeth Vallarino (a/k/a Neith Elizabeth Vallarino) of record in Instrument No. 20190306-0020443 Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4205 Colorado Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 13 day of July, 2026.

Juan Vallarino, Trustee of the Juan Vallarino Revocable Trust and Neith Elizabeth Vallarino, Trustee of the Neith Elizabeth Vallarino Revocable Trust

BY: J Vallarino, trustee
Juan Vallarino
Its: Trustee

BY: Neith Elizabeth Vallarino, Trustee
Neith Elizabeth Vallrino
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Juan Vallarino** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Juan Vallarino Revocable Trust, u/a/d February 11, 2014, as to a Fifty Percent (50%) undivided interest,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Juan Vallarino** as such **Trustee.**

Witness my hand and official seal this the 13 day of July, 2026.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: Nov 8 2027

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Neith Elizabeth Vallarino** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Neith Elizabeth Vallarino Revocable Trust, u/a/d February 11, 2014, as to a Fifty Percent (50%) undivided interest** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Neith Elizabeth Vallarino** as such **Trustee.**

Witness my hand and official seal this the 13 day of July, 2026.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: Nov 8 2027

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on July 13, 2026. (date of document).

Signature

Date: 7-13-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 13th day of July, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON