Karen Johnson Davidson County
Batch# 1451968 DEEDWARR
07/28/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20260728-0068316

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $509,900.00-.

Affiant

Subscribed and sworn to before me this the 23rd day of July, 2026

Notary Public
My Commission Expires: 10/9/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Andres Javier Rubio and Chelsy Jaramillo Rubio 4334 Old Goins Road, Nashville, TN 37211	NEW OWNER	147074A00100CO

KNOW ALL MEN BY THESE PRESENTS that, Nashville Homes LLC, a Tennessee Limited Liability Company for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto Andres Javier Rubio and Chelsy Jaramillo Rubio, husband and wife, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit A , 4334 Goins Road, a Horizontal Property Regime with Private Elements, Declaration of Covenants and Restrictions, Exhibit "B" of record in Instrument No. 20230131-0007065, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nashville Homes, LLC, a Tennessee Limited Liability Company by Deed dated April 26, 2018, from Herschel Bruce Maxwell and Wife, Evon B. Maxwell, recorded May 1, 2018, in Instrument Number 201805010040821, in the Official Records of Davidson County, Tennessee.

This is improved property having a physical address of: 4334 Old Goins Road, Nashville, TN 37211

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 23rd day of July, 2026

Nashville Homes LLC, a Tennessee Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHORIZED AGENT of NASHVILLE HOMES, LLC the within named bargainor, a limited liability company, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of July, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/12/2030
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ryan Beare, 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 July 23, 2026 (date of document).

Affiant Signature

7/23/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202607280068316