Karen Johnson Davidson County
Batch# 1459528 DEEDWARR
08/14/2026 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20260814-0075823

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-41712-26

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of AUGUST, 2026

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Eric Mills 5030 Inglewood Ct Nashville, TN 37216	Same address as new owner	061-03-0-165

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($480,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDINA 1212, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN ERIC MILLS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the Easterly part of Lot No. 59 and all of Lot No. 60 on the Map of A.J. Coleman's Inglewood Heights Subdivision, as of record in Deed Book 1424, Page 85, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Inglewood Court, at the corner of Lots No. 60 and 61; thence with the line between said lots, Northwardly 144.5 feet to the Southerly line of Springhill Cemetery property, thence with their southerly line, Northwestwardly 68.5 feet to a point 10 feet West of the Corner of Lots Nos. 59 and 60; thence Southwardly 212 feet, more or less, to the Northerly margin of Inglewood Court; thence with the Northerly margin of said Court, Eastwardly 90.4 feet to the point of beginning.

Included, BUT SPECIFICALLY EXCLUDED therefrom is the following described property found in deed of record in Instrument No. 20011114-0124858, said Register's Office.

Beginning at the point of intersection of the existing southeast margin of SR 155 and the East boundary of the Marjorie G. Canady property; thence with said existing margin Northeasterly 72 feet more or less to a point; thence with the west boundary of the Leah Marie Laybew Gaston property South 11 degrees, 45 minutes 41 seconds East 26.28 feet to a point, said point being 222.66 feet left of SR. 155 proposed centerline station 554+78.81; thence with the proposed Southeast margin of said road having a 410.21 foot radius curve left and Westerly 71.38 feet to a point, said point being 268.74 feet left of SR. 155 proposed centerline station 555+28.60; thence with said East boundary North 04 degrees, 23 minutes, 24 seconds

West 16.46 feet to the point of beginning, containing 1371 square feet and being part of the same property conveyed by Donna G. Williams, Trustee to Melinda Tankersly Perry and Lana B. Snapp as of record in Book 8457, Page 49, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following described property found in deed dated 11/27/1974, to the Metropolitan Government of Nashville and Davidson County of record in Book 4872, page 246, said Register's Office:

Being part or Lot Nos. 59 and 60 on the map of A. J. Coleman's Inglewood Heights Subdivision, as of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the present Northwest rear corner of James Edgar Perry's property: thence South 4 023'29" East 74.4 feet along the propel" line between Ben C. Webster and James Edgar Perry to a point; thence North 57 0 0759" East 71.72 along the new relocated Southerly right-of way line of Bliley Parkway to a point, said point being the common rear corner of Rosaline Robinson and James Edgar Perry; thence Westwardly 68.5 feet along the rear of James Edgar Perry's property to the point of beginning and containing 0.236 acres.

Being the same property conveyed to Andina 1212, LLC, by Warranty Deed from Estate of John Howard Morris, Bryan E Morris, Anamarie R. Morris, Elizabeth A Carroll-Baker nka Elizabeth Diemoz and Amy Koonce, dated November 19, 2025, and recorded December 12, 2025, in Instrument No. 20251212-0099188, in Davidson County Register's Office.

Being the same property conveyed to Bryan Morris, as Administrator of The Estate of John Morris, Deceased, by Quitclaim Deed from J. Michael Foster, acting as Trustee of The John Morris Family Trust, dated December 2,2024, and recorded December 31, 2024, in Instrument No. 20241231-0101338, in Davidson County Register's Office. The Estate of John Howard Morris being further referenced by Docket Number 24-P-00440 in the Christian County District Court for the Commonwealth of Kentucky and Docket Number 24P2385 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5030 Inglewood Court, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of August, 2026

GRANTOR(S)

Andina 1212, LLC, a Limited Liability Company

By: _____

Orlilia Y. Luzon, Managing Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, a Notary Public, Orlilia Y. Luzon, authorized representative of Andina 1212, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11 day of August, 202

Notary Public

Gabriel Robert Lutz
Printed Notary Name

My commission expires: 10/25/2027

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 August 11, 2026 (date of document).

Jennifer Pennell

August 11, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this August 11, 2026.

Notary's Signature

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary's Seal