Karen Johnson
Batch # 1466857
09/02/2026 11:08:09 AM
Fees: $18.00 Taxes: $1,017.50
Davidson County
DEEDWARR
3 pgs
20260902-0081066

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($275,000.00) cash in hand paid, the receipt of which is hereby acknowledged, TRIDENT REALTY INVESTMENTS, LLC, a Texas Limited Liability Company ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto JORGE AHMED MEDRANO, and MARCELA CUEVAS MEZA, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of HILLBROOK. SECTION IV, as of record in Plat Book 3842, Page 7. Register's Office for said County. Said Lot 245 fronts 75 feet on the Southerly side of Wallace Road and extends back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Soulful Design & Builds, LLC, a Tennessee limited liability company by deed from Jessie Louise Bruce, Trustee of the Jessie Louise Bruce Revocable Living Trust, dated June 2, 2020, dated August 3, 2020 and of record in Instrument No. 20200806-0087218, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed in trust to Trey Cain c/o Cain & Associates, PLLC, Trustee by Deed of Trust from Soulful Design & Builds, LLC, a Tennessee limited liability company, dated August 3, 2020 and of record in Instrument No. 20200806-0087219, in the Register's Office of Davidson County, Tennessee. Appointment of Substitute Trustee of record in Instrument No. 20260406-0026953, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Trident Realty Investments, LLC by Substitute Trustee's Deed from Thomas W. McWaters, Esq., Substitute Trustee, dated June 30, 2026 and of record in Instrument No. 20260707-0061137, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the right-of-way of Wallace Road.
>
> This conveyance is made subject to all matters shown on plat of record in Plat Book 3842, Page 7, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictions and reservations of record in Book 3974, Page 783, in Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 1st day of September, 2026.

Mohamud Aden
REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2030

TRIDENT REALTY INVESTMENTS, LLC, a Texas Limited Liability Company

By: MICHAEL L. HOFFMAN
Michael L. Hoffman, President

STATE OF Virginia
COUNTY OF City of Alexandria

Before me, Notary Public of the state and county mentioned, personally appeared MICHAEL L. HOFFMAN, President of TRIDENT REALTY INVESTMENTS, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of TRIDENT REALTY INVESTMENTS, LLC, the within named bargainor, a Limited Liability Company, and that such MICHAEL L. HOFFMAN, President of TRIDENT REALTY INVESTMENTS, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

WITNESS MY HAND and official seal at office in said County this 1st day of September, 2026.

Mohamud Aden 7898118
NOTARY PUBLIC
Electronic Notary Public

My commission expires: 03/31/2030

Notarized remotely online using communication technology via Proof.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of September, 2026.

Montana K. Bates
NOTARY PUBLIC

My commission expires: 10/25/2028

MONTANA K BATES
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. OCTOBER 25, 2028
DICKSON COUNTY

****

Map & Parcel No: 148 01 0 134.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
JORGE AHMED MEDRANO and MARCELA CUEVAS MEZA

264 Wallace Rd.
Nashville, TN 37211

Certificate of Authenticity

I, Montana K. Bates, 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 9/1/2026.

Date

Montana K. Bates

Affiant Signature

9/1/2026

Date

State of Tennessee

County of Dickson

Sworn to and subscribed before me this 1st day of September, 2026.

Brystol McKinney

Notary's Signature

My Commission Expires: 10/25/2028

Date

Notary's Seal (if on paper)

