WARRANTY DEED

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

G-BR-26-420-E8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1466924 DEEDWARR
09/02/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20260902-0081145

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)
Cesar Javier Kilzi Peraza	NEW OWNER	
(NAME)	(NAME)	**133-14-0A-066.00 CO**
420 Elysian Fields Rd., #E8		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **555 N DUPONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CESAR JAVIER KILZI PERAZA, A SINGLE PERSON,** 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:

LAND in Davidson County, Tennessee, being Unit E-8 of The Village at Grassmere formerly OakcrestCondominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee CodeAnnotated, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, and Instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595, in the Register's Office, Davidson County, Tennessee, to which Master Deed referenced is hereby made for a more particular description of said unit.

BEING the same property conveyed to 555 N Dupont, LLC, a Tennessee limited liability company, by Quitclaim Deed from 430 Elysian Fields, LLC, a Virginia limited liability company, dated 10/11/2024 and recorded 10/17/2024 in Instrument No. 20241017-0080554; and being the same property previously conveyed to 430 Elysian Fields, LLC, a Virginia limited liability company, by Warranty Deed from Hollis Pinson, unmarried, dated 11/21/2023 and recorded 11/27/2023 in Instrument No. 20231127-0091338, and as corrected by Scrivener's Affidavit dated 8/23/2024 and recorded 8/26/2024 in Instrument No. 20240826-0065424, Register's Office for Davidson County, Tennessee.

No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept any liability for this instrument.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Elysian Fields Rd., #E8, Nashville, Tennessee 37211**.

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 27 DAY OF AUGUST, 2026.

555 N Dupont, LLC

BY: _____
Douglas M. Medrano
Sole Member / Manager

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS M. MEDRANO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER / MANAGER of 555 N DUPONT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER / MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of August, 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

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 8-27-26 (date of document).

Affiant Signature

8-27-26

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th day of August, 2026.

Notary's Signature

My Commission Expires: 8/19/2028

