Karen Johnson Davidson County
Batch# 1474470 DEEDWARR
09/17/2026 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $15,725.00
20260917-0086434

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39436-08-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,250,000.00. Affiant Subscribed and sworn to before me this 15th day of September, 2026. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rene Aguirre & Esther Aguirre 3914 Abbott Martin Road Nashville, TN 37215	LendSure Mortgage Corp. 12220 World Trade Drive Ste.210 San Diego, CA 92128	Map and Parcel No.: 13015008600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kelly E. Cox, Successor Trustee of The Land Trust Dated March 31, 2016, as amended April 7, 2025 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Rene Aguirre and Esther Aguirre, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2803 Hemingway Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2026.

GRANTOR:

Kelly E. Cox, Successor Trustee of the
Land Trust under agreement dated March 31, 2016,
as amended April 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox, Successor Trustee of The Land Trust Dated March 31, 2016, as amended April 7, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2026.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 of Block C on the Map of Tyne Meade, Section III, as of record in Plat Book 1424, Page 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert L. Scruggs, Trustee of The Land Trust Agreement Dated March 31, 2016 by deed dated March 31, 2016 from Chandelier Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160401-0031116, Register's Office for Davidson County, Tennessee.

By First Amendment to Land Trust Agreement dated April 7, 2025, Robert L. Scruggs was removed as Trustee and replaced with Kelly E. Cox as Successor Trustee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 1424, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of September, 2026.

Affiant Signature
Date 9/15/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

