WARRANTY DEED

Karen Johnson Davidson County
Batch# 1476373 DEEDWARR
09/22/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,348.93
20260922-0087898

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $364,575.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 9-21-26.

NOTARY PUBLIC
MY COMMISSION EXPIRES 4-1-30

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
NOTARY COMM. EXPIRES APRIL 1, 2030

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F, Clarksville, TN 37043
File # 9328-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Crisly Hernandez, et vir	FirstBank	064-16-0D-073.00-CO
1857 Brookmeadow Lane	722 Columbia Avenue	
Hermitage, TN 37076	Franklin, TN 37064	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Boardwalk Investments LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crisly Hernandez, an unmarried woman, and Luis F. Primero Pangan, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Boardwalk Investments, a Tennessee Limited Liability Company by Quitclaim Deed from Shannon Ellis and Carolyn Ellis, husband and wife of record in Instrument No. 20210126-0011494 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on January 26, 2021.

This is property known as 1857 Brookmeadow Lane Hermitage, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 9/19/26.

BOARDWALK INVESTMENTS LLC

By: Carolyn Ellis
Carolyn Ellis, Member

By: Shannon Ellis
Shannon Ellis, Member

STATE OF TN
COUNTY OF Dickson

Personally appeared before me, a Notary Public of said County and State, Carolyn Ellis and Shannon Ellis, Members of Boardwalk Investments, 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 the Members of Boardwalk Investments, the within named bargainor, a Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and official seal, on 9/19/26

NOTARY PUBLIC
My Commission Expires: 4/20/30

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 9/17/26.

John M. Lee, Attorney

Date: 9/17/26

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17 day of September 2026.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY