Name and Address of New Owner:
Kingdom Homes, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills To:
Kingdom Homes, LLC
5115 Maryland Way
Brentwood, TN 37027

This Instrument Prepared By:
Jay Fearnley
Advocate Title & Escrow Services, LLC
756 Ridge Lake Boulevard
Suite 204
Memphis, TN 38120
mJ0801326

Karen Johnson
Batch # 1477184
09/24/2026 11:26:44 AM
Fees: $18.00 Taxes: $1,258.00
Davidson County
DEEDWARR
3 pgs
20260924-0088704

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jaqueline Rodriguez, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kingdom Homes, LLC, a Florida Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property being situated in Davidson County, Tennessee, to wit:

Being Lot No. 1213, and the easterly 15 feet of Lot No. 1215 of Block No. 10, Plan No. 2 of WEST NASHVILLE, as of record in Book 57, Page 172 in the Register's Office for said county.

Being the same property conveyed to the Grantor by Deed recorded in Instrument Number 20250813-0064322, in the Register's Office of Davidson County, Tennessee.

Parcel ID-091-07-0-083 Property Address-5308 Tennessee Avenue Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Grantee, his, her, its, successors and assigns in fee simple forever. And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following: City of Nashville, Davidson County taxes for the year 2026, not yet lien, not yet due and payable. Subject to the Subdivision Restrictions, Building Lines and Easements recorded in Plat Book 57, Page 172, in the official records of the Davidson County Register of Deeds. And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of September, 2026.

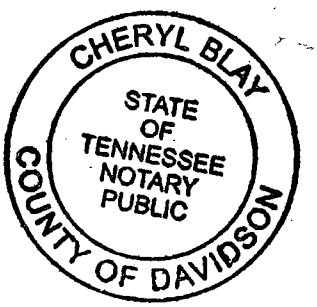
_____(SEAL)
~~Jaquelline~~ Rodriguez JK
Jacqueline

STATE OF Tennessee
COUNTY OF Davidson

On this 17 day of September, 2026, before me personally appeared ~~Jaquelline~~ Jacqueline Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of September, 2026.

Cheryl Blay
Notary Signature
My commission expires: September 05, 2028



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kay Wheeler

STATE OF Tn
COUNTY OF Shelby

Sworn to and subscribed before me this 18 day of September, 2026.

Notary Signature
My commission expires:

