WARRANTY DEED

Karen Johnson Davidson County
Batch# 1480217 DEEDWARR
10/02/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20261002-0090869

BG-RB-26-366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/21/2028

(AFFIX SEAL)

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)
Leydi Zujey Carmona Cruz	**New Owner**	119-03-0-109.00
(NAME)	(NAME)	
366 Wimpole Dr		
(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, **ANDINA MIAMI LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEYDI ZUJEY CARMONA CRUZ, AN UNMARRIED WOMAN,** 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 Lot No. 79 on the Plan of Glencliff Estates. Section 5, as of record in Book 2133, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
SAID Lot No. 79 fronts 140 feet on the easterly side of Wimpole Drive and extends back 189.9 feet on the northerly line and 168.4 feet on the southerly line to a dead line, measuring 102.2 feet thereon.

BEING the same property conveyed to Andina Miami, LLC, a Florida Limited Liability Company, by Warranty Deed from Estate of Jerry Wayne Hudgens, dated 1/20/2026 and recorded 1/23/2026 in Instrument No. 20260123-0005718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes and assessments for the year(s) 2026 and subsequent years, plus any penalties and interest which may accrue.
- Subject to Restrictive Covenant for Detached Structure (as to subject lot specifically) of record in Instrument No. 20230713-0053837, Register's Office for Davidson County, Tennessee.
- Subject to all existing easements and all other matters as shown on plat of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **366 Wimpole Dr, 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 29 DAY OF SEPTEMBER, 2026.

Andina Miami LLC

BY: _____
Andreina Negron
Manager

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREINA NEGRON, 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 MANAGER of ANDINA MIAMI LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2026.

_____
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Greenvue Title & Escrow
30 Burton Hills Blvd Suite 380
Nashville, TN 37215

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 9/29/26 (date of document).

Affiant Signature

9/30/26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2026.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
Rutherford