This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1482468 DEEDWARR
10/08/2026 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261008-0092556

New Owner:	**Send Tax Bill:**	**Map/Parcel**
FUENTE REVOCABLE LIVING TRUST dated July 9, 2026 323 Deep Creek Drive Thompsons Station, TN 37179	SAME	061-15-0-099.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027

Sworn to and subscribed before me this October 5, 2026.

Notary Public

My Commission Expires: 02/28/2027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BRIAN LEE FUENTE and JORDAN FUENTE, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to the FUENTE REVOCABLE LIVING TRUST, dated July 9, 2026, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this October 5, 2026.

By: _____
BRIAN LEE FUENTE

_____
JORDAN FUENTE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRIAN LEE FUENTE and JORDAN FUENTE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 5, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030



Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 7 and the easterly 10 feet of Lot No. 6 of Block "C" on the Plan of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 60 feet on the Northerly side of Ardee Avenue and run back between lines, 204.4 feet on the Easterly line of Lot No. 7 and 201.4 feet more or less on the Westerly line of said part of Lot No. 6, to a dead line in the rear, measuring 60 feet more or less, thereon.

Being the same property conveyed to BRIAN LEE FUENTE and JORDAN FUENTE, husband and wife, by Quitclaim Deed of record from BRIAN FUENTE, married, in Instrument No. 20211201-158800 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1117 Ardee Avenue, Nashville, TN 37216.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 October 5, 2026 (date of document).

James M. Adcox III
Signature

October 5, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of October, 2026.

Sara Denman
Notary Public
My Commission expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
JANUARY 15, 2030
COUNTY OF LEWIS