Karen Johnson Davidson County
Batch# 1483132 DEEDWARR
10/12/2026 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20261012-0093505

Name and Address of New Owner:
Gumercinda Lobo Turcios and Orvin Y. Torres Zelaya
2604 River Meade Way
Nashvile, Tennessee, 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4837

Map & Parcel No: 052-13-0B-357-00

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, **WJF, LLC, an Arizona Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gumercinda Lobo Turcios and Orvin Y. Torres Zelaya, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of River Glen, Phase 7, a plan which is of record as Instrument No. 20040212-0016958 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete
description thereof, and a part of the Horizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7 is submitted by Declaration of Submission of record as Instrument No. 20040713-0083147, said Register's Office.

Being the same property conveyed to WJF, LLC by Warranty Deed from Kevin C. Reyer and wife, Jessica R. Reyer of record in Instrument No. 20140915-0084062 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014.

For informational purposes only: Being improved property known as **2604 River Meade Way, Nashvile, Tennessee, 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2026.

WJF, LLC, an Arizona Limited Liability Company

By: _____
Damian Walsh, Managing Member

STATE OF PENNSYLVANIA
COUNTY OF WESTMORELAND

Before me, Kerri Turner of the state and county mentioned, personally appeared Damian Walsh, Managing Member 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 Managing Member of WJF, LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this the 7th day of October, 2026.

_____
Notary's Signature
My commission expires: 4-7-30

Commonwealth of Pennsylvania - Notary Seal
Kerri Turner, Notary Public
Westmoreland County
My commission expires April 7, 2030
Commission number 1282716
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ PT Pennsylvania
COUNTY OF Westmoreland)

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.

(Affiant)

Sworn to and subscribed before me this
PT ~~8th~~ 7th day of October, 2026.

Notary Public
My commission expires: 4-7-30

Commonwealth of Pennsylvania - Notary Seal
Kerri Turner, Notary Public
Westmoreland County
My commission expires April 7, 2030
Commission number 1282716
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Katy Buck, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered fr 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 7, 2026.

Katy Buck

Katy Buck

Date: 10/07/2026

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of October, 2026.

Carol M Holmes

Notary's Signature

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 06/02/2030