STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson
Batch # 1484030
10/15/2026 09:41:30 AM
Fees: $13.00 Taxes: $1,702.00
Davidson County
DEEDWARR
2 pgs
20261015-0094615

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Jaime A Alvarez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2026.

Notary Public
MY COMMISSION EXPIRES:
File No. 26-26905

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jaime A. Alvarez (NAME)	(NAME)	86-16-A-121
5388 Bellflower Hills (STREET ADDRESS)	New Owner (STREET ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Larylito2 LLC , an Arizona Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime A. Alvarez, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Freestanding Unit 121 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, and Instrument No. 20250606-0044587 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for
a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being the same property conveyed to Larylito2 LLC, an Arizona Limited Liability Company (inadvertently referred to as a Corporation) by Warranty Deed dated July 25, 2024 from Beazer Homes, LLC, a Delaware Limited Liability Company, recorded July 26, 2024, in Instrument Number 20240726-0056829, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2026 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5388 Bellflower Hls, Hermitage, TN 37076.

The effective date of this deed is October 12th, 2026.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 12th day of October, 2026.

Larylito2 LLC, an Arizona Limited Liability Company

By: _____ member
Robert Sharman, Member

By: Maree Sharman member
Maree Sharman, Member

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert Sharman and Maree Sharman, Members of Larylito2 LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2026.

_____
Notary Public

My Commission Expires: 8/21/29

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066