Karen Johnson Davidson County
Batch# 1484132 DEEDWARR
10/15/2026 12:31:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20261015-0094736

WARRANTY DEED

MAIL RECORDED DEED TO:

OMAR PEREZ LINARES
SONIA FRANCISCA LINARES
731 ROWAN DRIVE
NASHVILLE, TN 37207

OWNER (SEND TAX BILLS TO):

OMAR PEREZ LINARES
SONIA FRANCISCA LINARES
731 ROWAN DRIVE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($260,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EKRE OF TN, LLC, a Delaware Limited Liability Company (herein, "Grantor"), whose address is 251 Little Falls Drive, Wilmington, DE 19808, hereby sells, transfers and conveys to OMAR PEREZ LINARES, a married man, and SONIA FRANCISCA LINARES, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 731 Rowan Drive, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 731 Rowan Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 059 10 0 071.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 7th day of October, 2026.

GRANTOR:

EKRE OF TN, LLC, a Delaware Limited Liability Company

By: Avery Waters, Member
Printed Name: Avery Waters
Title: Authorized Signatory

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Avery Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Authorized Signatory of EKRE OF TN, LLC, a Delaware Limited Liability Company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2026.

[Affix Notary Seal]

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

Jeffrey Willis
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07/05/2028

Notarized remotely using audio-video communication technology via Proof.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 260,000.

Grantee:

Grantee signature: _____
Omar Perez Linares

Subscribed and sworn to under oath before me, this 12th day of October, 2024 by Omar Perez Linares.

[Affix Notary Seal]

My Commission Expires
May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 8, 2028

Grantee:

Grantee signature: _____
Sonia Francisca Linares

Subscribed and sworn to under oath before me, this 12th day of October, 2024 by Sonia Francisca Linares.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 293 ON THE PLAN OF HAYNES MANOR, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 293 FRONTS 64.00 FEET ON THE SOUTHERLY SIDE OF ROWAN DRIVE AND EXTENDS BACK 170.3 FEET ON THE WESTERLY LINE AND 153.6 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 76.37 FEET THEREON.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20240401-0021897, on April 1, 2024.

PIN NO: 059 10 0 071.00

STREET ADDRESS:

731 Rowan Drive, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Kara Neill, 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 **10-07-2026** (date of document).

Affiant Signature

10-13-26
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 13 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746

202610150094736