Karen Johnson Davidson County
Batch# 1228665 DEEDWARR
01/22/2025 07:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,483.24
20250122-0004691

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,875.00. Affiant Subscribed and sworn to before me, this 21st day of January, 2025. Notary Public My commission expires:

Address New Owner As Follows:

Dayani Gonzalez and Yolanda Maldonado
5033 McLendon Drive
Antioch, TN 37013

Send Tax Bills To:

Freedom Mortgage Corp
951 Yamato Rd.
Boca Raton, FL 33431

Map-Parcel Number:

16203008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GROUNDLY HOME LESSOR LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **DAYANI GONZALEZ**, a married person, and **YOLANDA MALDONADO**, a single woman, as tenants in common with right of survivorship (collectively the "Grantees"),

their heirs and assigns, effective as of this 21st day of January, 2025 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Colewood Hills, Section One, of record in Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Groundly Home Lessor LLC, a Delaware limited liability company, by Quitclaim Deed from Groundly Home Owner LLC, a Delaware limited liability company, of record as Instrument No. 20231107-0087188, Register's Office for Davidson County, Tennessee and by Quitclaim Deed as to Improvements from Groundly Home Owner LLC, a Delaware limited liability company, of record as Instrument No. 20240718-0054303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to pay such taxes as and when they become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4300, page 130, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Property Survey performed by David P. Brackman, TN RLS No. 1684, with Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212, dated August 23, 2023, File No. 23-178.

This is improved property known as 5033 McLendon Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, 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.

WITNESS my hand effective as of the Effective Date.

GRANTOR:

GROUNDLY HOME LESSOR LLC,
a Delaware limited liability company

By: _____
Michael Mancini, Vice President

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL MANCINI**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **VICE PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of January, 2025.

_____
Notary Public

My Commission Expires: 4/25/27

LORI WEINGARTEN
Notary Public, State of New York
No. 01WE6239837
Qualified in Putnam County
Commission Expires April 25, 20 27

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/16/25 (date of document).

Affiant Signature

01/21/25
Date

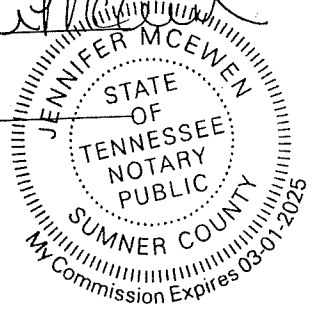
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 21st day of January, 2025

Notary Public

My Commission Expires:



NOTARY'S SEAL