This instrument was prepared by:
Thomas E Diaz
PO Box 7182
La Verne, CA 91750

Once recorded, return to and send Tax Statements to:
Thomas E Diaz, Trustee
PO Box 7182
LA Verne, CA 91750

Karen Johnson Davidson County
Batch # 1242809 DEEDWARRSP
03/04/2025 10 40 23 AM 3 pgs
Fees $17 00 Taxes $0 00
20250304-0016085

This Space for Recorder's Use Only

MAP PARCEL NUMBER 086120D12100C0

SPECIAL WARRANTY DEED

THIS DEED, is made by and between Thomas E Diaz and Rosemary Diaz, husband and wife, the "Grantors," located at 1304 Carriage Park Drive, Hermitage, Tennessee 37076 in the County of Davidson, and Thomas E Diaz and Rosemary Diaz, Trustees of the TN Wind River Trust (a revocable trust), the "Grantees" whose address is PO Box 7182, La Verne, CA 91750

WITNESS, that the Grantors, for and in consideration for the total sum of ***0.00*** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants, warrants, and conveys unto the Grantees and the Grantees' heirs, and assigns forever, all the real property, together with any improvements thereon, located in Davidson County and in the State of Tennessee, herein described as follows

Full legal description Land in Davidson County, Tennessee, Being Lot No 121, Riverbrook Subdivision, Phase 3, as shown on plat of record in Plat Instrument No 202301130-003136, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property

Being part of the same property conveyed to Thomas E Diaz and Rosemary Diaz, husband and wife, by Special Warranty Deed dated 03/08/2024 from Meritage Homes of Tennessee Inc , of record in Instrument 20240308-0016414, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

ALSO, known by the street address of 1304 Carriage Park Dr, Hermitage, Tennessee 37076 and assessor's schedule or parcel number 086120D12100C0

TO HAVE AND TO HOLD said tract or parcel, with all the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their assigns forever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders GRANTORS do hereby covenant with GRANTEES that GRANTORS have not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and GRANTORS does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their assigns, against the lawful claims of all persons claiming by, through or under said GRANTORS, but not otherwise

IN WITNESS WHEREOF, the Grantors have executed this deed effective this

24 day of February, 2025

GRANTOR

Grantor Signature – Thomas E Diaz

GRANTOR

Grantor – Rosemary Diaz

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On February 24, 2025, before me, Daniel Gordon Vigar, Notary Public, personally appeared **Thomas E. Diaz** and **Rosemary Diaz**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument, and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

_____ (Seal)

DANIEL GORDON VIGAR
Notary Public - California
Orange County
Commission # 2444229
My Comm. Expires Apr 15, 2027