WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1248656 DEEDWARR 03/20/2025 02:05:30 PM 3 pgs Fees: $18.00 Taxes: $1,084.10 20250320-0020731	
File No. EY-25-8893	

JORDYN SCHUMM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires January 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Jose Canua Solano	Rocket Mortgage	
(NAME)	(NAME)	
2520 Nashboro Boulevard	1050 Woodward Ave.	135-12-0E-293.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Karla P. Hackworth AKA Carla P. Hackworth, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roberto Jose Canua Solano, Also Known As Roberto J.Canua Solano, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 293, on the Plan of Phase Two, Nashboro Village Tract No. 21 of record in Book 4660, page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regieme, Private Element, Nashboro - Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karla P. Hackworth, Unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050708-0079420 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 08, 2005. Karla P. Hackworth is one and the same as Carla P. Hackworth.

This is property more commonly known as 2520 Nashboro Boulevard, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 18th day of March, 2025.

Karla P. Hackworth AKA Carla P. Hackworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Karla P. Hackworth AKA Carla P. Hackworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of March, 2025.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **March 18, 2025** (date of document).

March 18, 2025

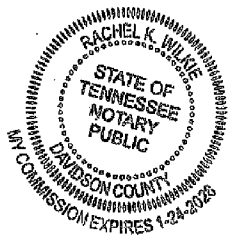
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **March 18, 2025**, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal