This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5662-TM

Karen Johnson Davidson County
Batch# 1265885 DEEDWARR
04/30/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250430-0033207

WHEN RECORDED RETURN TO
Momentum Title, LLC
4704 Charlotte Avenue, #105
Nashville, TN 37209
File No. 1-24089-mc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2025.

CAM CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hana Family Homes, LLC 131 Circuit Road Franklin, TN 37064	NEW OWNER	149-09-0-141.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ma De Jesus Real Aguirre and Freddy Corona Hipolito, wife and husband, and Victor Alfonso Corona Hipolito, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Hana Family Homes, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 106, BARCLAY SQUARE, SECTION 2, of record in Plat Book 4660, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Freddy Corona Hipolito, Ma De Jesus Real Aguirre, husband and wife, and Victor Alfonso Corona, an unmarried man, as joints tenants with full rights of survivorship, by Warranty Deed from David Sharafi, unmarried, of record in Instrument No. 20210924-0128285, in the Register's Office of Davidson County, Tennessee, dated August 11, 2021 and recorded on September 24, 2021.

This is ☒ improved or ☐ unimproved property located at: **2383 Una Antioch Pike, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2025

GRANTOR:

Ma De Jesus Real Aguirre

Freddy Corona Hipolito

Victor Alfonso Corona Hipolito

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ma De Jesus Real Aguirre, Freddy Corona Hipolito, and Victor Alfonso Corona Hipolito**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202504300033207

Tennessee Certification of Electronic Document

I, Emma Howard, 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 04/28/2025 (date of document).

Emma Howard
Affiant Signature

04/28/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL