Warranty Deed

Karen Johnson Davidson County Batch# 1268644 DEEDWARR 05/05/2025 11:31:30 AM 3 pgs Fees: $18.00 Taxes: $739.82 20250505-0034753	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $199,950.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 24th day of April, 2025. Notary Public My commission expires: 12.19.28

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Oscar Gabriel Galvis Elizabeth Soto	Champions Funding, LLC	086-10-0-084.00
2865 Homestead Road, 12	365 E Germann Rd. Ste. 140	
Santa Clara, CA 95051	Gilbert, AZ 85297	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HERMITAGE DELAWARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSCAR GABRIEL GALVIS AND ELIZABETH SOTO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 27B, on the Plan of Zone Lot Division Lots 26, 27 & 69, Chapelwood, Section Two, as shown on plat of record in Plat Book 5200, Page 715, amending plat of record in Plat Book 5200, Page 83, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Great Life Investments, LLC, a Delaware Limited Liability Company by Special Warranty Deed from Brian K. Mullins, also known as Brian Mullins, and Evie W. Mullins also known as Eva W. Mullins, husband and wife of record in Instrument No. 20180209-0013413 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on February 09, 2018.

Being a portion of the same property conveyed to Hermitage Delaware, LLC, a Delaware Limited Liability Company by Quitclaim Deed from Great Life Investments, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230412-0026675 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on April 12, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3578 Albee Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2025.

Hermitage Delaware, LLC, a Delaware Limited Liability Company

By: _____
Brian Mullins, President

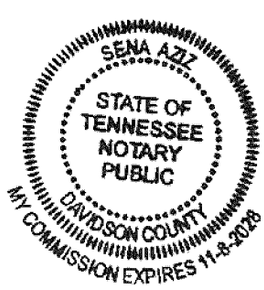
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Hermitage Delaware, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2025.

_____
Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 24, 2025.

Affiant Signature

5th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

