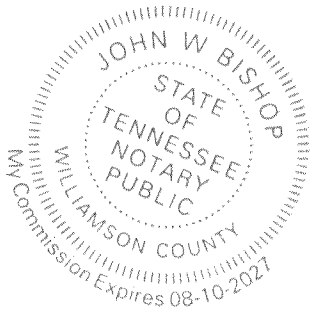
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Denise Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaime Cornelio Arevalo Lopez and Mirna Adely Arevalo Lopez	Lending Island Mortgage	042-16-0-026.00
(NAME) 311 W Old Hickory Boulevard	(NAME) 510 Kenty Cir.	Karen Johnson Davidson County Batch# 1273958 DEEDWARR 05/16/2025 06:47:30 AM 3 pgs Fees: $18.00 Taxes: $1,017.50 20250516-0038500
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Cornerstone Equity Investments LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jaime Cornelio Arevalo Lopez, unmarried and Mirna Adely Arevalo Lopez, unmarried, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit: Being the easterly 70 feet of Lot No. 3 on the map of Finnland Heights, Part Two, of record in Book 1424, Page 7, Register's Office for said County, to which reference is made for a more complete description.

EXCLUSION: Included in the above described tract but specifically EXCLUDED from this conveyance is the following described tract: Being part of the Easterly 70 feet of Lot 3, of Finnland Heights, Part Two, of record in Book 1424, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the south margin of Old Hickory Boulevard, said point being the Northwest corner of this property; thence along the said South margin South 88 deg 52' East 75 feet to a point; thence South 3 deg 03' West 27.5 feet to a point; thence North 87 degrees 48' West 75.0 feet to a point; thence North 3 degrees 03' East 26.1 feet to the point of beginning.

Being the same property conveyed to Rick Bishop, married by Warranty Deed from Tennessee Equity Holdings, Inc, dated 06/09/2008, of record in Instrument 20080620-0063696, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Equity Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Rick Bishop, a married man, dated 04/25/2024, of record in Instrument 20240711-0052173, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 311 W Old Hickory Boulevard, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of May, 2025.

Cornerstone Equity Investments LLC

By: _____
Richard Bishop, Authorized Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Bishop with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Member of Cornerstone Equity Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Richard Bishop, as such Authorized Member.

Witness my hand and Official seal this 15th day of May, 2025.



_____
Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

True Copy Certification

I, **Denise Woods,** 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 this the 15 day of May, 2025.

Denise Woods
Affiant Signature
Date 5/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027