Karen Johnson
Batch # 1301910
07/24/2025 02 04 16 PM
Fees $13 00 Taxes $1,221 00

Davidson County
DEEDWARR
2 pgs

20250724-0058676

# WARRANTY DEED

JM-BR-25-4800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **K&M Shihataa LLC** | **Champions Funding LLC** | |
| (NAME) **908 Carnation Dr** | (NAME) **365 E. Germann Rd** | **175-08-0-003.00** |
| (ADDRESS) **Smyrna, TN 37167** | (ADDRESS) **Gilbert, AZ 85297** | |
| (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 consideration, the receipt of which is hereby acknowledged, **ANA J. SOTO LARLEOS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **K&M SHIHATAA LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 107 on the Plan of Hickory Woods East Section I of record in Plat Book 6900, Page 510, in the 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 Ana J Soto Larleos, an unmarried person by Warranty Deed from Alan Edwards and Linda Edwards Husband and wife of record in Instrument No. 20130705-0070017 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on July 05, 2013 and Scriveners Affidavit recorded on February 04, 2014 and Instrument No 20140204-0009773

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7857, Page 94 and Rerecorded in Book 7876, Page 75 and Book 9616, Page 470, amended in Book 9616, Page 477, Book 9678, Page 187, Book 9764, Page 44 and Book 7422, Page 298 Register's Office for Davidson County, Tennessee.
- Amendment to the By Laws of record in Instrument No 20001207-0120450, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 7857, Page 87 and Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement to USA of record in Book 9632, Page 973 and Instrument No 20011221-0141126, in the Register's Office for county, Tennessee
- Water Main Easement of record in Book 8169, Page 579, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4435, Page 20, Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, Page 618, Book 8169, Page 571, in the Register's Office for Davidson County, Tennessee.
- Agreement for Sewer Taps of record in Book 5935, Page 707, Book 5935, Page 708, Book 5935, Page 711, Book 5935, Page 714, Book 5935, Page 715, Book 5935, Page 717, Book 6008, Page 756 and Book 6252, Page 270, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement to Tennessee Power Co. of record in Book 437, Page 24 and Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 4725, Page 961, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5055, Page 441, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Gas Company of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915 and Book 6079, Page 356, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4800 Hickory Way, Antioch, Tennessee 37013**

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), their heirs and 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), 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(s) this the 21st DAY OF JULY, 2025

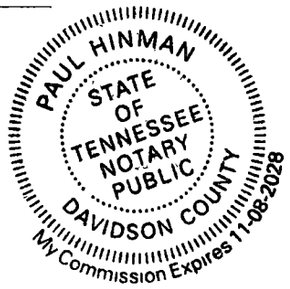
Ana J Soto Larleos by Sammy Ivan Garcia as Attorney-in-fact
Ana J Soto Larleos
by Sammy Ivan Garcia as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammy Ivan Garcia, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANA J SOTO LARLEOS, and who acknowledged he/she/they executed the same as the free act and deed of the said ANA J SOTO LARLEOS

Witness my hand and official seal, this the 21st of July, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212