Karen Johnson Davidson County
Batch# 1313098 DEEDWARR
08/21/2025 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20250821-0067026

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510651

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$560,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of August, 2025.

Notary Public
My Commission Expires: _____

ALEJANDRA HOLI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of August 2025, among:

HOMESIMPLE, LLC, A NEVADA LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LEE TOMITA AND JOYCE TOMITA, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 914 on the Plan of Autumn Oaks Subdivision, Phase 9, of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to HomeSimple LLC, a Nevada limited liability company by deed from Patricia A. Hansen, unmarried, dated July 30, 2025, of record in Instrument No. 20250730-0060319, Register's Office for Davidson County, Tennessee.

Being also known as 7712 Tranquil Trail, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

HomeSimple, LLC, a Nevada limited liability company

BY: Biaggi Trust, dated July 18, 2000
Its: Sole Member

Christopher D. Biaggi, Trustee

STATE OF Nevada)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher D. Biaggi, Trustee of the Biaggi Trust, dated July 18, 2000, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Biaggi Trust, dated July 2000, as member of HomeSimple, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by itself as Member.

Witness my hand and official seal this 19 day of August 2025.

Notary Public
My Commission Expires: Jan 13. 2028

VERONICA MERCADO
Notary Public, State of Nevada
Appointment No. 24-7879-01
My Appt. Expires Jan 13, 2028

Owner Name & Property Address:

Name: Lee Tomita and Joyce Tomita
Address: 7712 Tranquil Trail
City, State, Zip: Brentwood, TN 37027

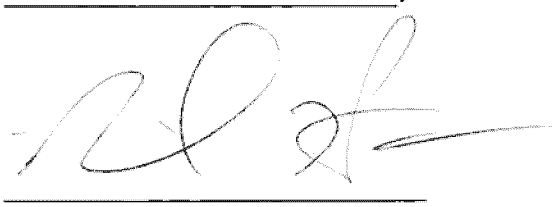
Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 181-10A-340.00

Certificate of Authenticity

I, Nick Harris, 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 **August 20, 2025**.



Affiant Signature

8/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20** day of **August**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

