WARRANTY DEED

Karen Johnson Davidson County
Batch# 1348207 DEEDWARR
11/20/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20251120-0092620

File No. KS-25-11399

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 8/1/28

(AFFIX SEAL)

LINDSEY BOSWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Ismael Ramos and Cristina Meza Aguirre	Champions Funding LLC	
(NAME)	(NAME)	
3211 Mayer Lane	345 E. Germann Rd, Ste 140	080-08-0-205.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Gilbert, AZ 85297	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sheena Dignean, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Ismael Ramos, an unmarrried man, and Cristina Meza Aguirre, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 121 on the Plan of Bordeaux Hills, Section 4 of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TJRT AllPros, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kimberly Jackson and Lisa R. Woodley of record in Instrument No. 20230712-0053319 Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on July 12, 2023.

Being the same property conveyed to Sheena Dignean, an unmarried woman by Warranty Deed from TJRT AllPros LLC, a Tennessee limited liability company of record in Instrument No. 20240202-0007468 Register's Office for Davidson County, Tennessee, dated February 01, 2024 and recorded on February 02, 2024.

This is property more commonly known as 3211 Mayer Lane, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 12th day of November, 2025.

Sheena Dignean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2025, before me personally appeared Sheena Dignean, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Jennifer Russell, 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 11/12/2025.
Date

Jennifer Russell
Affiant Signature

11/19/2025
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 19 day of November, 2025.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.