Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste 205
Brentwood, TN 37027
RT-25-5725

Karen Johnson
Batch # 1349705
11/21/2025 09 44 47 AM
Fees $13 00 Taxes $932 40

Davidson County
DEEDWARR
2 pgs

20251121-0093127

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of November, 2025

Notary Public

Commission Expires 8-21-27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Loreatha Hughes-Martin 5170 Hickory Hollow Parkway Unit 172 Antioch, TN 37013	Ascend FCU 520 Airpark Dr Tullahoma, TN 37388	163 05 0B 140 00

WARRANTY DEED

FOR AND IN 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,

Punnee K. Reyes, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loreatha Hughes-Martin, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 all of lot no 108 on the plan of master deed lot layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument no 20031117-0167241, of the register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot

BEING the same property conveyed by Warranty Deed from US Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-4 to Punnee K Reyes, married, recorded February 17, 2009, as Instrument No 20090217-0013185 in Davidson County, Tennessee Register of Deeds Subject property having never been the primary residence of the spouse of Punnee K Reyes, married

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 5170 Hickory Hollow Parkway Unit 172, Antioch, TN 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 GRANTEES, their heirs and assigns forever, and we so 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

Dated this the 19th day of November, 2025

Punnee K Reyes

Punnee K Reyes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2025, before me personally appeared Punnee K Reyes, 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 19th day of November, 2025

Notary Signature
My commission expires 5·16·26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD