This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 25th day of November, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1352933 DEEDWARR
12/02/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20251202-0095584

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shelby Tate 8207 Luree Lane Hermitage, TN 37076	NEW AMERICAN FUNDING, LLC 14511 Myford Rd., #100 Tustin, CA 92780	075-14-0 026.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEJUANA S. HOSKINS, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHELBY TATE AND JACOB TATE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 96, Hermitage Estates, of record in Plat Book 3300, Page 70, Register's Office for Davidson County, Tennessee, To which plat reference is hereby made for a more complete description.

Being the same property conveyed to DeJuana S. Hoskins and Terry W. Hoskins, a married couple as joint tenants with rights of survivorship, by deed dated 09/26/2011, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20111004-0076838, Register's Office for said County.

The said Terry W. Hoskins having died 11/05/2024 leaving DeJuana S. Hoskins as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8207 Luree Lane, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of November, 2025.

DeJuana S. Hoskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DeJuana S. Hoskins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2025.

My commission expires: 4/17/29

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/25/25 (date of document).

Affiant Signature

11/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of Nov., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY