Karen Johnson Davidson County
Batch# 1354427 DEEDWARR
12/05/2025 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20251205-0096641

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7446-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2025.

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Notary Public
My Commission Expires: 9/19/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alfredo Diaz Cruz 4013 Tea Garden Way Antioch, TN 37013	New American Funding, LLC 555 Church st. East, Ste 101 Brentwood, TN 37027	150 14 0 037.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Timera Hawkins f/k/a Timera Rupert, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Sandra Ruiz-Perez and Alfredo Diaz-Cruz, wife and husband** (individually and collectively, "Grantee"), 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. 14, SECTION ONE, JAMESTOWN ESTATES, according to survey and plat of same appearing of record in Plat Book 6900, page 592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timera Rupert, an unmarried woman, by Warranty Deed from Taimi Orozco, a married woman, of record in Instrument No. 20210514-0065639, in the Register's Office of Davidson County, Tennessee, dated May 13, 2021 and recorded on May 14, 2021.

Jamal Hawkins joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **4013 Tea Garden Way, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons

GRANTOR:

Timera Hawkins 11/26/25

Timera Hawkins

Jamal Hawkins 11/26/25

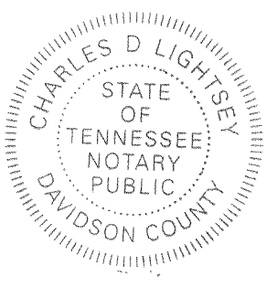
Jamal Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timera Hawkins and Jamal Hawkins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of November, 2025.

Notary Public
My Commission expires: 3/3/26



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/26/25 (date of document).

Affiant Signature

//1/26/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 26th day of November, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29