This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-7735-AP

Karen Johnson Davidson County
Batch# 1362065 DEEDWARR
12/29/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20251229-0102902

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Teodoro Apanco Perez Wendy L. Apanco 16024 Krameria Ave Riverside, CA 92504	Cornerstone First Mortgage, LLC 2655 Camino Del Rio North #100 San Diego, CA 92108	053-06-0-014

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Linda Toombs Fletcher, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Teodoro Apanco Perez and Wendy L. Apanco, husband and wife** (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 described as:

Being Lot No. 18 on the Plan of Fairway View, as of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot fronts 79.69 feet on the southerly side of Ryburn Drive and runs back 162.5 feet on the westerly line and 151.8 feet on the easterly line to a dead line in the rear on which it measures 80.4 feet.

Being all of the property conveyed to Linda Toombs Fletcher, by deed from Paul Elmo Toombs, Executor of the Estate of Ida T. Toombs, of record in Instrument No. 20130828-0090822, Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 28, 2013.

This is improved property located at: **103 Ryburn Drive, Old Hickory, TN 37138.**

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 whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2025.

GRANTOR:

Linda Toombs Fletcher

Linda Toombs Fletcher

STATE OF TENNESSEE
COUNTY OF SUMNER

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

WITNESS my hand and seal at office this 18th day of December, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12/23/2025**.

Affiant Signature — Date: 12/23/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/23/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY