Karen Johnson Davidson County
Batch# 1366742 DEEDWARR
01/07/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260107-0001252

Prepared By & Return To:
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-5942

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of January, 2026

Notary Public

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Alexander Cruz Polanco and McKayla Paige Cruz Polanco 2121 Ransom Place Nashville, TN 37217	Cornerstone First Mortgage, LLC 1133 Ocean Ave. Lakewood, NJ 08701	TAX ID: 135140B01700 CO

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,

Mohssin Mosad

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

Jose Alexander Cruz Polanco and McKayla Paige Cruz Polanco, husband and wife

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:

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. 70 on the Plan of Ransom Place, Section Two, Phase Two, of record in Plat Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mohssin Mosad, a single man by Warranty Deed from Charles Lewis Bidwell, Jr., and Larry Sig Soennichsen, a single man, tenants in

common with right of survivorship, dated 08/19/2025 and recorded 08/21/2025 in Instrument Number 20250821-0067190, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Lewis Bidwell, Jr., and Larry Sig Soennichsen, a single man, tenants in common with right of survivorship, by Quit Claim Deed from Charles Lewis Bidwell, Jr., a single man, dated 2/26/2014 and recorded 3/4/2014 if record in Instrument No. 20140304-0017942, Register's Office of Davidson County, Tennessee.

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: 2121 Ransom Place, Nashville, TN 37217

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 2nd day of January, 2026.

Mohssin Mosad

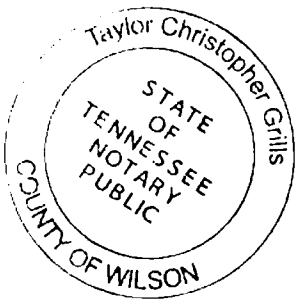
Mohssin Mosad

STATE OF TENNESSEE
COUNTY OF WILSON

On this 2nd day of January, 2026, before me personally appeared Mohssin Mosad, 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 2nd day of January, 2026.

Notary Signature
My commission expires: 3/7/26



I, Kirsten Virden, 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 01/02/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/02/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of January, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

