WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371620 DEEDWARR
01/22/2026 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260122-0005161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

SANDRA L. MITSOS TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0552

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Henry J Mendez Lucas and Maria Perez Y Perez, Melissa E Mendez Perez, and Mary Y Mendez Perez	OCMBC, Inc	Map: 075-09-0-052.00
(NAME) 4000 Plantation Drive	(NAME) 19000 MacArthur Blvd, Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Irvine, CA 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($389,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNERSTONE HOMES OF TN, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HENRY J MENDEZ LUCAS AND MARIA PEREZ Y PEREZ, HUSBAND AND WIFE, AND MELISSA E MENDEZ PEREZ, A SINGLE WOMAN, AND MARY Y MENDEZ PEREZ, A SINGLE WOMAN, ALL PARTIES AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 145 on the Plan of Hermitage Hills, Section 1 of record in Plat Book 2900, Page(s) 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cornerstone Homes of TN, Inc., a Tennessee Corporation, by deed from Anthony Fraese, an unmarried man, of record in Instrument No. 20250724-0058555, dated July 22, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 48 and 49, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2992, Page 53, amended in Book 2998, Page 231, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4000 Plantation Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 15th day of January, 2026.

Cornerstone Homes of TN, Inc.

BY: Hafez Ghobrial
Hafez Ghobrial
President

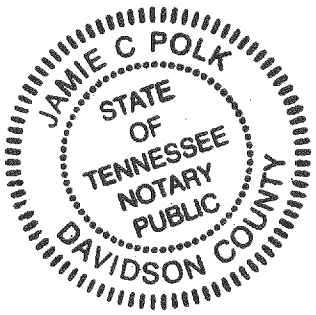
STATE OF TENNESSEE
COUNTY OF DAVIDSON

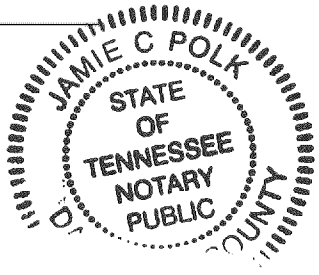
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Cornerstone Homes of TN, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of January, 2026.

My Commission Expires: 11/2/26

Notary Public





TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 1/15/26 *(date of document)*.

Custodian's Signature — 1/15/26 date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 15th day of January, 2026

Sandra L Mitsos
Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON