THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5417
Parcel ID: 187-01-0B-168.00

Property Address:
856 Westcott Lane, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1372843 DEEDWARR
01/23/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260123-0005697

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Warranty Deed

Send Tax Statements To:
House Mart Funding LLC
3711 S. MoPac Expy
Bldg 1 Suite 375
Austin, TX 78746

Name and Address of New Owner:
856 Westcott LN LLC
1150 Rome Dr.
Roswell, GA 30075

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MARIA CRISTINA ORTIZ ILDEFONSO, a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **856 WESTCOTT LN LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being all of Lot 168 on the plan of Burkitt Ridge Subdivision, Phase 5, Plat appears of record in Instrument No. 20220525-0060826, 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 MARIA CRISTINA ORTIZ ILDEFONSO, a single woman by Deed dated March 14, 2024 from REGENT HOMES, LLC, a Tennessee Limited Liability Company, recorded March 15, 2024, in Instrument Number 20240315-0017970, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 856 Westcott Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2026 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20220525-0060826, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Piedmont Natural Gas Company, Inc. as contained in Instrument No. 20110311-0019588, Instrument No. 20221025-0115494 and Instrument No. 20221025-0115496, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20140204-0009863, Register's Office for Davidson County, Tennessee.

5. Restrictions and Covenants for Stormwater Facilities and Systems granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20210212-

0020437, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowner's Association of record in Instrument No. 20200910-0102877, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200911-0103602, Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No. 20220225-0021710, Instrument No. 20220729-0086702 and Instrument No. 20230510-0034926, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

BENJAMIN MURCHISON JONES, husband of MARIA CRISTINA ORTIZ ILDEFONSO joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real etate by virue of his marriage to MARIA CRISTINA ORTIZ ILDEFONSO.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 20 day of January, 2026.

Maria Cristina Ortiz Ildefonso
MARIA CRISTINA ORTIZ ILDEFONSO

BENJAMIN MURCHISON JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MARIA CRISTINA ORTIZ ILDEFONSO & BENJAMIN MURCHISON JONES, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 20 day of January, 2026.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $340,000.00.

Affiant

SWORN TO and subscribed before me on this 20 day of January, 2026.

Notary Public
My Commission Expires:
2-1-27

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy McCallum, 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 1/20/2026 (date of document).

Affiant Signature

1/20/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

