Karen Johnson Davidson County
Batch# 1376686 DEEDWARR
02/05/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260205-0008375

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251253048**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tiffany Ascher	Summit Funding, Inc.	Tax Parcel ID No.
1745 Londonview Pl	P.O. Box 601810	151 10 0A 176.00
Antioch TN 37013	Sacramento, CA 95860	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kalkidan Bekele and Keenan Froedden, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tiffany Ascher, an unmarried woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 145, PHASE TWO, VILLAGES OF LONG HUNTER, P.U.D., of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kalkidan Bekele and Keenan Froedden, wife and husband, as joint tenants with rights of survivorship, by Warranty Deed from Brandon Adams, Trustee of The 1745 London View PI Trust, of record in Instrument No. 20230410-0026096, in the Register's Office of Davidson County, Tennessee, dated April 04, 2023, and recorded on April 10, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

This is improved property located at 1745 Londonview Pl Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 30th day of January, 2026.

Kalkidan Bekele

Keenan Froedden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

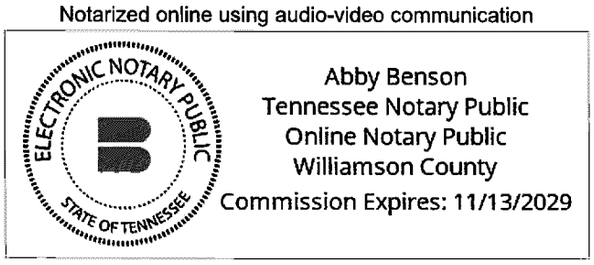
Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Kalkidan Bekele and Keenan Froedden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2026.

Abby Benson

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Certificate of Authenticity

I, Celia Stewart Rouse, 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 1/30/26.

Celia Stewart Rouse

Affiant Signature

1/30/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of January, 2026

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY