Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rollin Asher Wonnell 1050 Martha Ln Gallatin, TN 37066	Rollin Asher Wonnell 1050 Martha Ln Gallatin, TN 37066	108-03-0-171.00,

STATE OF Tennessee
COUNTY OF Sumner

This Instrument Prepared By:
Tiffini Priley
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

Karen Johnson Davidson County
Batch# 1379231 DEEDWARR
02/11/2026 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20260211-0010802

The actual consideration or value, whichever is greater, for this transfer is 239,900.00

Rollin Asher Wonnell

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 12th day of September, 2025.

Notary Public

My Commission Expires: 5/8/2029

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, we

HPA II Borrower 2021-1 LLC, a Delaware limited liability company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rollin Asher Wonnell, A Single Person hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Lot 145-B, Zone Lot Division, Patio Villa Section Six, according to the plat recorded in Book 6250, Page 570, and Page 571, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Quitclaim Deed, from HPA US2 LLC, to HPA II Borrower 2021-1 LLC, dated 05/05/2021, recorded 08/11/2021, as Instrument No. 20210811-0108128, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HPA US2, LLC, a Delaware Limited Liability Company, by Warranty Deed from Todd Grubaugh, an unmarried man, dated November 15, 2020, and recorded December 11, 2020, of record in Instrument No. 20201211-0145410, in the Register's Office for Davidson County, Tennessee.

Tax Parcel ID/APN: 108-03-0-171.00

This is improved property located at 1115 Waggoner Court W, Nashville, TN 37214, Davidson County.

forever; and Grantor covenants with the Grantee(s) that Grantor is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantee(s), and the Grantee(s)' successors 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.

Executed this 11th day of September, 2025

HPA II Borrower 2021-1 LLC

By: Tiffany Yancy, Authorized Signer

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a notary public in and for the aforesaid County and State, the within named Tiffany Yancy, as Authorized Signer of HPA II Borrower 2021-1LLC, the bargainor, with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this 11 day of September, 2025.

MEGHANN RENEA JOHNSON
Notary ID #135504350
My Commission Expires
February 27, 2029

Notary Public

My Commission Expires: 2/27/29

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 September 11, 2025.

Signature – Larry N. Westbrook

Date: February 3, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of February, 2026.

Notary Public

My Commission Expires: 9/6/2027

