Karen Johnson Davidson County
Batch# 1386066 DEEDWARR
02/26/2026 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260226-0015351

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-8208-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2026.

Notary Public
My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Evelio Morelos 4140 Eastview Drive Nashville, TN 37211	First Community Mortgage 262 Robert Rose Dr. Murfreesboro, TN 37129	148 15 0 205.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Cindy H. Hazen, a single person** (individually and/or collectively, "Grantor"), transfer and convey unto **Evelio Morelos, an unmarried man** (individually and/or collectively, "Grantee"), 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. 11 on the Plan of APACHE HILLS, SECTION 6, of record in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cindy H. Hazen, by Quitclaim Deed from Theodore Hazen, of record in Instrument No. 20150202-0009296, in the Register's Office of Davidson County, Tennessee, dated January 20, 2015, and recorded on February 02, 2015.

Being the same property conveyed to Cindy Hazen and Theodore Hazen, Married by Special Warranty Deed from The CIT Group/Consumer Finance, Inc., of record in Instrument No. 20091118-0106117, in the Register's Office of Davidson County, Tennessee, dated November 3, 2009, and recorded on November 18, 2009.

This is improved property located at: **4140 Eastview Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2026.

GRANTOR:

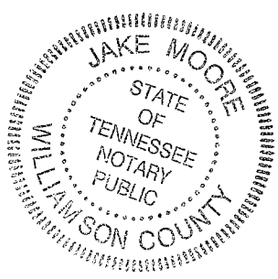
Cindy H. Hazen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cindy H. Hazen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2026.

Notary Public
My Commission expires: 9-21-26



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/25/26. (date of document).

Affiant Signature

2/25/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

