Karen Johnson Davidson County
Batch# 1387929 DEEDWARR
03/04/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,142.93
20260304-0017103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $308,900.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/19/28

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3564LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Felix Jose Rodriguez Vergara and Yensan Celeste Aular Lara	Guaranteed Rate, Inc	
612 China Grove Aly	3940 N. Ravenswood Ave Suite 100	
Antioch, TN 37013	Chicago, IL 60613	164 03 0D 114.00

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, **TRACY RENE SOUZA, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIX JOSE RODRIGUEZ VERGARA AND YENSAN CELESTE AULAR LARA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 114, Phase 2, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses of record in Instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886, and further amended in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, Phase 2, shown on Exhibit "B-2" to the Second Amendment to the Declarations of record in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Tracy Rene Souza, a single woman, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware Limited Liability Company, dated March 15, 2023, and recorded March 15, 2023, of record in Instrument No. 20230315-0018804, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20220104-0001231, of the Public Records of Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210114-0006145 (By-Laws shown as Exhibit D-1 on Page 76), as amended in Instrument Nos. 20210119-0008158 and 20220627-0073357, and as ratified and adopted in Instrument No. 20210826-0115250, corrected in Instrument No. 20210827-0115886, all of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
6. Charter for Hamilton Church Manor Owners Association, Inc., recorded in Instrument No. 20210119-0008156, of the Public Records of Davidson County, Tennessee.
7. Charter for Hamilton Church Manor Townhouses Owners Association, Inc. recorded in Instrument No. 20210119-0008157, of the Public Records of Davidson County, Tennessee.

8. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

9. Easement recorded in Instrument No. 20090619-0057110, of the Public Records of Davidson County, Tennessee.

10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190620-0059751, of the Public Records of Davidson County, Tennessee.

11. Subject to rights of others in and to the common areas and/or elements.

12. Rights of adjoining owners to party wall(s) located partly on the Land.

This is improved property known as 612 China Grove Alv, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my ~~hand~~ on the 27th day of February, 2026.

Tracy Rene Souza

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TRACY RENE SOUZA, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of February, 2026.

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 27, 2026

Affiant Signature

3rd day of March, 2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028