This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-25282-MC

Karen Johnson Davidson County
Batch# 1390616 DEEDWARR
03/10/2026 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20260310-0018841

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Lucrecia de Los Santos
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2026.

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucrecia De Los Santos 1012 Pawnee Trail Madison, TN 37115	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	053 09 0B 188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Bundle 1024, LLC-TN1012, Protected Series, a Tennessee series limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lucrecia De Los Santos, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 103 on the Plan of CUMBERLAND STATION AT WILSON CAMP, SECTION FIVE, as shown on plat of record in Instrument No. 200601180006553, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to TN Bundle 1024, LLC-TN1012, Protected Series, a Tennessee series limited liability company, by Quit Claim Deed from Jonathan William Hubbs Sr. and Wanda D. Hubbs, husband and wife, of record in Instrument No. 20221102-0118110, in the Register's Office of Davidson County, Tennessee, dated September 23, 2022, and recorded on November 02, 2022.

This is ☒ improved or ☐ unimproved property located at: **1012 Pawnee Trail, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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. 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 4 day of March, 2026.

GRANTOR:

TN Bundle 1024, LLC-TN1012, Protected Series, a Tennessee series limited liability company

By: _____
Jonathan Hubbs, President

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TN Bundle 1024, LLC-TN1012, Protected Series, a Tennessee series limited liability company, 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 ____ day of March, 2026.

See attached (MMS)

_____
Notary Public
My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 3-4-2026 before me, Melanie M. Sears, Notary Public
(insert name and title of the officer)

personally appeared Jonathan Hubbs,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2525573
My Comm. Expires Jul 30, 2029

I, Kirsten Virden, 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 3-4-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-4-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 2026

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

