Karen Johnson Davidson County
Batch# 1395478 DEEDWARR
03/20/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20260320-0022426

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-975

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of March, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nahelia Vazquez Escobedo and Celedonio Hernandez Gonzalez 4940 Cimarron Way Antioch, TN 37013	New Owner	162-03-0-042.00

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, I/WE,

Tennessee Affordable Housing, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nahelia Vazquez Escobedo

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:

A certain tract or Parcel of Land in Davidson County, Tennessee, Being Lot No. 135 on the Plan of Apache Hills Section 3, of Record in Plat Book 4175, Page 9, Register's office for said county, Tennessee to which reference is hereby made for a more complete description

Being the same property conveyed to Anna K. Hendricks by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust, Series 2005-NC3, Asset Backed Pass-Through Certificates of record in Instrument No. 20080103-000041 Register's Office for Davidson County, Tennessee, dated November 20, 2007 and recorded on January 03, 2008.

Being the same property conveyed to Tennessee Affordable Housing, LLC, A Tennessee Limited Liability Company by Quit-claim Deed from Anna K. Hendricks of record in Instrument No. 20190128-0007903 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 28, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4940 Cimarron Way, 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, their heirs and assigns forever; and we so 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. 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.

Dated this the 19th day of March, 2026.

Tennessee Affordable Housing, LLC, a Tennessee Limited Liability Company

By: _____
Tim Hendricks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams of the state and county mentioned, personally appeared Tim Hendricks, President of Tennessee Affordable Housing, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Tennessee Affordable Housing, LLC, the within named bargainor, a Limited Liability Company, and that such Tim Hendricks, President of Tennessee Affordable Housing, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of March, 2026.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5 10 27

Certificate of Authenticity

I, Joshua A. Terry, 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 3/19/2026.

Affiant Signature – Joshua A. Terry

3/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27