Send tax bills to:
EDDIE VARGAS-CORIA AND FREDDIE VARGAS-CORIA
1801 COTTAGE GROVE WAY
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 1403721 DEEDWARR
04/09/2026 11:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,739.93
20260409-0028843

Name and address of new owner:
EDDIE VARGAS-CORIA AND FREDDIE VARGAS-CORIA
1801 COTTAGE GROVE WAY
ANTIOCH, TN 37013

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-610503

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 173 05 0B 035.00

WARRANTY DEED

This Deed executed this 25 day of March 2026, for good consideration of Four Hundred Seventy Thousand Two Hundred Fifty and 00/100 Dollars ($470,250.00), I (We) **MCH SFR PROPERTY OWNER 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 14355 COMMERCE WAY, MIAMI LAKES, FL 33016, hereby bargain, deed, and convey to **EDDIE VARGAS-CORIA, SINGLE, AND FREDDIE VARGAS-CORIA, SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** whose mailing address is 1801 COTTAGE GROVE WAY, ANTIOCH, TN 37013, the following described land in DAVIDSON County, Tennessee, to wit:
Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of 1st Revision, Cottage Grove, of record in Instrument No. 20100406-0025553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

See "Exhibit A" - Rise Up Retention

Being the same Property conveyed from JOHN MICHAEL WILLIAMS II AND CANDACE NORRIS WILLIAMS, HUSBAND AND WIFE, to MCH SFR PROPERTY OWNER 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY, by WARRANTY DEED of record in Instrument No. 20220622-0070781, Recorded on 06/22/2022, in the Register's Office for DAVIDSON County Records.

APN: 173 05 0B 035.00
Property Address: 1801 COTTAGE GROVE WAY, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Witness our hand this 25 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MCH SFR PROPERTY OWNER 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Marcos Egipciaco

Title: Authorized Signatory

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 25 day of March, 2026, by Marcos Egipciaco, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **MCH SFR PROPERTY OWNER 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: July 31, 2028

Dina Martinez Orriols
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 577430
My Commission Expires July 31, 2028

"EXHIBIT A"

RISE UP RETENTION

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Rise Up Program (RUP), must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given written notice of any sale, transfer, assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the RUP 5-year Retention Period.

(ii) In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the RUP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the RUP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the RUP-assisted household's investment; unless one of the following exceptions applies:

1. The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations (in which case the retention period ends with the conveyance to such purchaser);
2. The amount of the RUP subsidy that would be required to be repaid is $2,500 or less; or
3. Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the RUP-assisted homeowner.

OATH OF VALUE STATEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 470,250.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 25 day of March , 2026 .

Notary Public
My commission expires: July 31, 2028
SEAL

Dina Martinez Orriols
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 577430
My Commission Expires July 31, 2028

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 March 25, 2026 (date of document).

Affiant Signature

3-25-2026

Date

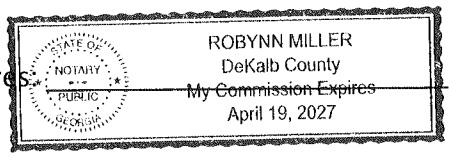
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25 day of March, 2026 ~~XXXXX~~,~~2025~~,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)