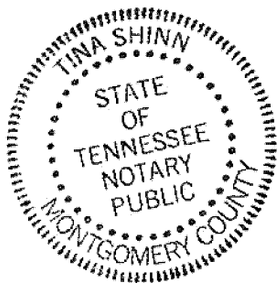
Karen Johnson Davidson County
Batch# 1413214 DEEDWARR
04/29/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20260429-0038012

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $612,500.00. Affiant Subscribed and sworn to before me, this the 28th day of April, 2026. Notary Public My commission expires 9/15/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alan Glenn Mock Crystal Diane Mock	MortgageOne Inc	072-09-1Z-001.00-CO
903 A Delmas Avenue	2714 Loker Ave West Ste 300	
Nashville, TN 37216	Carlsbad, CA 92010	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1ST CHOICE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN GLENN MOCK AND CRYSTAL DIANE MOCK, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes At 903 Delmas, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241216-0097234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rufus R. Puckett and Linda J. Howard by Warranty deed from Lois Anne Freeman, a widow of record in Book 10493, page 764, Register's Office for Davidson County, Tennessee, dated June 13, 1997 and recorded on June 16, 1997.

Being a portion of the same property conveyed to Linda Jean Howard by Quitclaim Deed from Rufus R. Puckett of record in Instrument No. 20090413-0033333 Register's Office for Davidson County, Tennessee, dated April 09, 2009 and recorded on April 13, 2009.

The said Linda Jean Howard having died on or about October 17, 2021. See Affidavit of Heirship of record in Instrument No. 20240110-0002212, Register's office for Davidson County.

Being a portion of the same property conveyed to 1st Choice Partners, LLC, and FTN Investments, LLC., a Tennessee Limited Liability Company by Warranty Deed from

Tammy Rena Medrano, married of record in Instrument No. 20240618-0045826 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 18, 2024.

Being the same property conveyed to FTN Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from 1st Choice Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250527-0041499 Register's Office for Davidson County, Tennessee, dated May 22, 2025 and recorded on May 27, 2025.

Being the same property conveyed to 1st Choice Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from FTN Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250828-0069094 Register's Office for Davidson County, Tennessee, dated August 27, 2025 and recorded on August 28, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 903 A Delmas Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2026.

1st Choice Partners LLC, a Tennessee Limited Liability Company

By: _____
Tiffany Robertson, Member

By: _____
Tyrone Robertson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Tiffany Robertson, Member and Tyrone Robertson, Member**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of 1st Choice Partners LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2026.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29

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 4/28/26.

Affiant Signature – Joshua A. Terry

4/29/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/29/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27