Karen Johnson Davidson County
Batch# 1415210 DEEDWARR
05/04/2026 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20260504-0039443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nelly A Lara Orellana	New Owner	148-02-0-067.00
(NAME)	(NAME)	
315 Lallemand Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Leonel Carmona, (erroneously shown as Carmena in prior Deed), an unmarried man and Angel Hernandez, a married man,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nelly A Lara Orellana, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 17 Luna Heights, Section II, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 17 fronts 67.8 feet in a curve on the southwesterly end of Lallemand Court and running back 233.5 feet on the northerly line and 275.0 feet on the southeasterly line to a rear line, measuring 405 feet thereon.

Being the same property conveyed to Joseph S. Johnson Jr., and wife, Cathaleen C. Johnson by Warranty Deed from Alvin C. Northcutt and wife, Pauline Northcutt, dated 03/17/1962, of record in Book 3369, Page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Samuel Johnson, Jr. by Decree from Cathaleen Johnson, dated 07/03/1969, of record in Book 4347, Page 416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Samuel Johnson, Jr. and Barbara Jean Edney Johnson, as tenants by the entirety by Quitclaim Deed from Joseph Samuel Johnson, Jr., dated 02/21/2013, of record in Instrument No. 20130221-0017526, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leonel Carmena and Angel Hernandez, as tenants in common by Warranty Deed from Joseph Samuel Johnson, Jr by Laura Burkhart his Attorney in Fact, dated 02/18/2026, of record in Instrument No. 20260224-0014690, Register's Office for Davidson County, Tennessee.

This property is not a marital residence for the grantor(s) and as such is not subject to any homestead, dower, or other marital interest.

See also Exhibit A attached herewith

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 315 Lallemand Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of April, 2026.

Leonel Carmona

Angel Hernandez

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonel Carmona and Angel Hernandez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2026.

Lori Buie

Notary Public:
My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202605040039443

EXHIBIT A

Rise Up Retention Language

FHLB

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.

L.C. A.H.

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Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/30/2026 (date of document).

Jennifer Russell
Affiant Signature

4/30/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

