Karen Johnson Davidson County
Batch# 1416680 DEEDWARR
05/06/2026 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20260506-0040734

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8365-AJ

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the ~~29th~~ day of ~~April~~, 2026.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 01/30/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yarelys Del Carmen Cigarruista Campos 4839 Sheffield Dr Nashville, TN 37211	New Owner	147 02 0 142.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ronald Alton Hasty, Trustee of The Ronald Alton Hasty Revocable Trust** (individually and/or collectively, "Grantor"), transfer and convey unto **Yarelys Del Carmen Cigarruista Campos, an unmarried woman** (individually and/or collectively, "Grantee"), 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 1A, as shown on the map entitled ZONE LOT DIVISION LOTS 1 & 2 ELYSIAN PARK SECTION TWO, of record in Plat Book 6900, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Ronald Alton Hasty, as Trustee of the Ronald Alton Hasty Revocable Trust Under Agreement Dated February 23, 2021, by Warranty Deed from Ronald Alton Hasty, of record in Instrument No. 20210225-0024219, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021, and recorded on February 25, 2021.

Being part of the same property conveyed to Ronald Alton Hasty, by Quitclaim Deed from Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, Dated September 21, 2004, of record in Instrument No. 20180123-0006943, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018, and recorded on January 23, 2018.

Being part of the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, Dated September 21, 2004, by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument No. 20041012-0122798, in the Register's Office of Davidson County, Tennessee, dated September 21, 2004, and recorded on October 12, 2004.

Being part of the same property conveyed to Ronald A. Hasty and Wife, Brenda Hasty, by Warranty Deed from Dorothy P. Lankford, of record in Book 6274, Page 608, in the Register's Office of Davidson County, Tennessee, dated April 16, 1984, and recorded on April 20, 1984. The said Brenda Hasty died on March 12, 2003, leaving Ronald A. Hasty as surviving tenant by the entirety.

This is improved property located at: **4839 Sheffield Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the 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.

See Exhibit A attached hereto.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 ~~1st~~ 29th day of ~~May~~ April, 2026.

GRANTOR:

The Ronald Alton Hasty Revocable Trust

By: _____
Ronald Alton Hasty, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Alton Hasty, Trustee of The Ronald Alton Hasty Revocable Trust, 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 ~~1st~~ 29 day of ~~May~~ April, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Exhibit A

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.

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/29/26 (date of document).

Affiant Signature

5/5/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

