Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 362,000.00.

Melad Farid
Affiant

Subscribed and Sworn before me this 21st day of May , 2026.

Mary Beth Hagan
Notary Public
My commission expires: 4-22-2030

Mary Beth Hagan State Of Tennessee Notary Public Rutherford County

Karen Johnson Davidson County
Batch# 1424668 DEEDWARR
05/22/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20260522-0047120

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Melad Naim Farid 2968 Kinwood Drive, Antioch, TN 37013	New Owner	150-09-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jesus B. Reyes Mota, a married man, and Blanca E. Alvarez Flores, a married woman, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melad Naim Farid, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Forest View Park, Section 1, as of record in Book 3700, Pages 109 and 110, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Falcon, a single person by Special Warranty deed from Deutsche Bank National Trust Company as Trustee for the MLMI Trust Series 2007-MLN1 of record in Instrument No. 20090403-0030268 Register's Office for Davidson County, Tennessee, dated March 30, 2009 and recorded on April 03, 2009.

Being the same property conveyed to Jonathan Falcon and Mary Falcon, husband and wife, to create a tenants by the entirety, by Quitclaim deed from Jonathan Falcon, a married man of record in Instrument No. 20210729-0101933 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 29, 2021.

Being the same property conveyed to Jesus B. Reyes Mota, a married man, and Blanca E. Alvarez Flores, a married woman, as tenants in common, by Warranty Deed from Jonathan Falcon and Mary Falcon, husband and wife of record in Instrument No. 20230724-0057006 Register's Office for Davidson County, Tennessee, dated July 18, 2023 and recorded on July 24, 2023.

This is [X] improved [ ] unimproved property known as 2968 Kinwood Drive, Antioch, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 21st day of May, 2026.

Jesus B. Reyes Mota

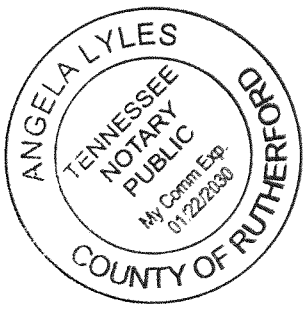
Blanca E. Alvarez Flores

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of May, 2026, before me personally appeared Jesus B. Reyes Mota and Blanca E. Alvarez Flores, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2026.

Notary Signature
My commission expires: 1/22/30



Tennessee Certificate of Authenticity

I, Shannon Gilbert, 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 05/21/2026.

Shannon Gilbert
Affiant Signature

5/21/26
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21st day of May, 2026.

Sean Alcorn
Notary's Signature

My Commission Expires: 12.15.2029

Notary's Seal

