Karen Johnson Davidson County
Batch# 1427130 DEEDWARR
06/02/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20260602-0049405

# WARRANTY DEED

File #26-217

KNOX BLOODWORTH NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 01-22-2030 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Araseli Jimenez Vasquez and Rene Jarquin | NEW OWNER | 150-11-0-165.00 |
| (NAME) | (NAME) | |
| 3104 Country Lawn Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Foundation For the Challenged, an Ohio non-profit corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Araseli Jimenez Vasquez and Rene Jarquin, wife and husband** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 223, on the Plan of The Country, Section 6-A subdivision, as shown on plat of record in Plat Book 5200, page 667, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to FFC Housing Company, as merged into Foundation for the Challenged by merger filed of record at Instrument No. 20060411-0041811, by Deed from Life Action Tennessee, inc, a Tennessee Corporation of record in Instrument No. 20041228-0153042 Register's Office for Davidson County, Tennessee, dated December 23, 2004 and recorded on December 28, 2004.

Said FFC Housing Company merged into Foundation for the Challenged, an Ohio non-profit corporation, as evidenced by Certificate of merger of record in Instrument No. 20060411-0041811, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 3104 Country Lawn Dr., Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 26 day of May, 2026.

Foundation for the Challenged, an Ohio non-profit corporation

By: X Nicole Ware, Executive Director
Nicole Ware, Executive Director

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Nicole Ware, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executive Director of Foundation for the Challenged and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of May, 2026

My Commission Expires: 12-12-2028

X
Notary Public

NOTARIAL SEAL
STATE OF OHIO

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Aimee Cain, 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 May 26, 2026.

Date

Aimee Cain

Affiant Signature

June 1, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY