Name and Address of New Owner:
1321 Rice Hill Cir Realty LLC
1321 Rice Hill Circle
Antioch, TN 37013

Send Tax Bills To:
Hometown Equity Mortgage, LLC dba theLender
25531 Commercentre Drive, #250
Lake Forest, CA 92630

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1438688 DEEDWARR
06/26/2026 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20260626-0058200

Map & Parcel No: 149-11-0A-052.00-CO

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, **Issa Diouf and wife, Yacine Faye and Mamadou Diouf, unmarried**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **1321 Rice Hill Cir Realty LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 52 on the plan of Phase 3, Rice Hill Subdivision, of record in Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Issa Diouf and wife, Yacine Faye, and Mamadou Diouf, unmarried by Warranty Deed from Mark Hamilton of record in Instrument No. 20110718-0054559 Register's Office for Davidson County, Tennessee, dated July 8, 2011 and recorded on July 18, 2011.

Being improved property known as 1321 Rice Hill Circle, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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, Grantors have caused this Warranty Deed to be executed on the 24 day of June, 2026.

Mamadou Diouf by Ramata Diouf, AIF (SEAL)
Mamadou Diouf by Ramata Diouf, Attorney-In-Fact

Issa Diouf by Ramata Diouf, AIF (SEAL)
Issa Diouf by Ramata Diouf, his Attorney-In-Fact

Yacine Faye by Ramata Diouf, AIF (SEAL)
Yacine Faye by Ramata Diouf, her Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF Montgomery

On this 24 day of June, 2026, before me personally appeared Ramata Diouf, known to me to be the Attorney in Fact for Mamadou Diouf, and acknowledged that she executed the foregoing instrument as the free act and deed of Mamadou Diouf, by virtue of a Power of Attorney.

Witness my hand, at office, this 24 day of June, 2026.

Lynn M Fox
Notary Signature
My commission expires: 6/7/30

LYNN M. FOX
State of Alabama
Notary Public
My Commission Expires
June 7, 2030

STATE OF ALABAMA
COUNTY OF Montgomery

On this 24 day of June, 2026, before me personally appeared Ramata Diouf, known to me to be the Attorney in Fact for Issa Diouf, and acknowledged that she executed the foregoing instrument as the free act and deed of Issa Diouf, by virtue of a Power of Attorney.

Witness my hand, at office, this 24 day of June, 2026.

Lynn M Fox
Notary Signature
My commission expires: 6/7/30

LYNN M. FOX
State of Alabama
Notary Public
My Commission Expires
June 7, 2030

STATE OF ALABAMA
COUNTY OF Montgomery

On this 24 day of June, 2026, before me personally appeared Ramata Diouf, known to me to be the Attorney in Fact for Yacine Faye, and acknowledged that she executed the foregoing instrument as the free act and deed of Yacine Faye, by virtue of a Power of Attorney.

Witness my hand, at office, this 24 day of June, 2026.

Lynn M Fox
Notary Signature
My commission expires: 6/7/30

LYNN M. FOX
State of Alabama
Notary Public
My Commission Expires
June 7, 2030

202606260058200

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5/12/30

File No. GNT-25-4402



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-24-26.

Affiant Signature

6-24-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

