This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 14th day of July, 2026.

Notary Public
My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 1448914 DEEDWARR
07/17/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260717-0065015

WARRANTY DEED

Address of New Owner:
Jaime Flores
Adrian Garcia
4728 Hunters Crosssing Dr
Old Hickory, TN 37138

Send Tax Bill to:
Southern Bancorp Bank
400 Hardin Rd. Ste. 100
Little Rock, AR 72211

Tax Information:
075-06-0 125.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDUBINA ARCE MORA, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAIME FLORES, A MARRIED MAN, AND ADRIAN GARCIA, A MARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in DavidsonCounty, Tennessee,being Lot No. 13 on the Plan of Section 5, Hermitage Estates of record in Book 4175, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edubina Arce Mora, an unmarried woman, by deed dated 02/12/2021, from Patricia F, Nelson and Gary R. Nelson, wife and husband, of record in Instrument No. 20210212-0020488, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4290 Sweden Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 14th day of July, 2026.

Edubina Arce Mora

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edubina Arce Mora, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2026.

My commission expires:
7/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/14/2026 (date of document).

Affiant Signature

7/16/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 16 day of July, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County