# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1451644 DEEDWARR
07/27/2026 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260727-0067859

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant By: Tim Eller, Its: Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2026.

Notary Public Jason Hansen

MY COMMISSION EXPIRES: April 10, 2030
(AFFIX SEAL)

JASON HANSEN
Notary Public - Arizona
Maricopa County
Commission # 694347
My Comm. Expires Apr 10, 2030

**THIS INSTRUMENT WAS PREPARED BY**
Stacey Nash, First Integrity Title Company
501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2612375-S

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Sintayeh Kelem and Meaza Gebremeskel | Sintayeh Kelem and Meaza Gebremeskel | 163 05 0B 077.00 |
| (NAME) | (NAME) | |
| 5170 Hickory Hollow Pkwy #252 | 5170 Hickory Hollow Pkwy #252 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Anitoch TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MONTPELIER ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SINTAYEHU KELEMU AND MEAZA GEBREMESKEL, HUSBAND AND WIFE** 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING UNIT 77 ON THE PLAN OF MILL PARK, PHASE II (FORMERLY HICKORY HOLLOW TOWNHOMES), OF RECORD AT INSTRUMENT NO. 20000706-0066999, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed ALTO ASSET COMPANY 2 LLC to MONTPELIER ASSETS, LLC by QUIT CLAIM DEED in an instrument dated OCTOBER 30, 2024 and recorded NOVEMBER 4 2024 #20241104-0085522 in KAREN JOHNSON DAVIDSON COUNTY, TENNESSEE

unimproved ☐
This is improved ☑ property, known as 5170 Hickory Hollow Pkwy #252, Antioch, TN 37013
(House No.) (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 successors 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.

Witness our hands this 16th day of July, 2026.

Montpelier Assets, LLC, a Delaware limited liability company
By: Main Street Renewal LLC, a Delaware limited liability company
Its: Authorized Signatory

BY: _____

Name: Tim Eller
Its: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 16th day of July, 2026, by Tim Eller as Authorized Signatory for Main Street Renewal LLC, a Delaware limited liability company, its Authorized Signatory for Montpelier Assets, LLC

_____
Notary Public
Jason Hansen
Witness my hand and official seal.
My Commission Expires: April 10, 2030

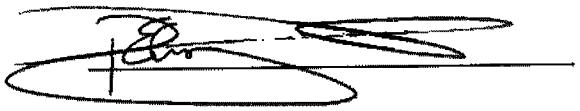
JASON HANSEN
Notary Public - Arizona
Maricopa County
Commission # 694347
My Comm. Expires Apr 10, 2030

## DAVIDSON COUNTY REGISTER OF DEEDS

## TENNESSEE CERTIFICATE OF ELECTRONIC DOCUMENT

I, Priscilla Cruz do hereby make oath that I am a licensed attorney and/or the custodian

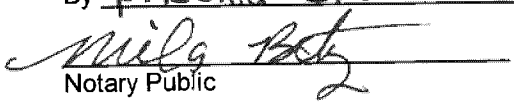
of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 16th day of July, 2026 (date of document).



7/23/2026
Date

Subscribed and sworn to before me this 23rd day of JULY, 2026.

By Priscilla Cruz



Notary Public

MILA BETZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154021440
MY COMMISSION EXPIRES 6/1/2027