This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-9495-KP

Karen Johnson Davidson County
Batch# 1452051 DEEDWARR
07/28/2026 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260728-0068445

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2026.

Notary Public
My Commission Expires: 9/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
HES Investment, LLC 7004 Mosley Court Mt. Juliet, TN 37122	Loan Funder, LLC, Series 134012 645 Madison Avenue 19th Floor New York, NY 10022	095 02 0 041.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Richard L. Paige and Mary D. Paige, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **HES Investment, LLC, a Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 117 on the Map of DONELSON HILLS, of record in Plat Book 2331 at Pages 22 & 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Paige and wife, Mary D. Paige, by Warranty Deed from Herbert B. Jenkins and wife, Deborah J. Jenkins, of record in Book 7445, Page 613, in the Register's Office of Davidson County, Tennessee, dated December 29, 1987, and recorded on January 08, 1988.

This is improved property located at: **242 Graeme Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 24th day of July, 2026.

GRANTOR:

Richard L. Paige

Richard L. Paige

Mary D. Paige

Mary D. Paige

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard L. Paige and Mary D. Paige, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2026.

M PARKER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

M Parker

Notary Public
My Commission expires: 08/28/2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/24/2026 (date of document).

Emma Howard
Affiant Signature

7/24/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL