Karen Johnson Davidson County
Batch# 1456131 DEEDWARR
08/06/2026 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $444.00
20260806-0072423

Name and Address of New Owner:
Home Network Partners LLC

Send Tax Bills To:
Home Network Partners LLC
711 Gillock St,
Nashville, TN 37216

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-26-4525

Map & Parcel No: 102-07-0A-059.00-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, **Xavier Rene Roger Stien, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Home Network Partners LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. K-2, on the Plan of West Meade Condominium N/K/A The Avenue Nashville West, of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Xavier Rene Roger Stien by Warranty Deed from Aaron M. Simmons and wife, Colleen Mary Simmons of record in Instrument No. 20140402-0027199 Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on April 02, 2014.

Property commonly known as: 6680 Charlotte Pike, Apt 2K, Nashville, TN 37209

This conveyance is subject to the following: 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 Grantee paying their prorated share to the Grantor 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 said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2026.

Xavier Rene Roger Stien (SEAL)
Xavier Rene Roger Stien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2026, before me personally appeared Xavier Rene Roger Stien, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2026.

Notary Signature
My commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/08/2029
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

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 $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lavisa René Roper Stubbs
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2026.

Notary Signature
My commission expires: 05/08/2029



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Kassidy Hogan, 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 8/4/2026.

Kassidy Hogan

Affiant Signature

8/4/26

Date

STATE OF Tennessee

COUNTY OF Davidson

Sworn to and subscribed before me this 4th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/3/28

NOTARY'S SEAL

