Karen Johnson Davidson County
Batch# 1465208 DEEDWARR
08/28/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260828-0080081

WARRANTY DEED

SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/23/28

File #26-DW-4925-S

JACKIE RUDOLPH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Steven Alkomoss Kiroloss Gabriel	New Owner	
(NAME)	NAME	
6040 Putnam Avenue, 2nd Floor		15C 14 0D 027.00
(ADDRESS)	ADDRESS	
Ridgewood, NY 11385		
(CITY) (STATE) (ZIP)	CITY STATE ZIP	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

OMAR EDILTON HERNÁNDEZ DÍAZ AND WIFE, BLANCA LIDIA GUARDADO DE HERNANDEZ,

hereinafter called the Grantor(s) has/have bargained and sold and by these presents do/does transfer and convey unto

STEVEN ALKOMOSS KIROLOSS GABRIEL, UNMARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of KEENELAND DOWNS, PHASE ONE, RS 10 CLUSTER LOT SUBDIVISION, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Omar Edilton Hernandez Diaz and wife, Blanca Lidia Guardado de Hernandez, by Warranty Deed from Keeneland Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20140528-0045628, in the Register's Office of Davidson County, Tennessee, dated May 23, 2014 and recorded on May 28, 2014.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KEENELAND DOWNS, PHASE ONE, RS 10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20070612-0070162.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20050428-0047256, and Supplementary Recorded in Instrument No. 20100329-0023418. Instrument No. 20180921-0093579.
*Easement for Including Generators and Fuel Supply Systems, recorded in Instrument No. 20070625-0075335.
* Easement for Public Utility recorded in Instrument No. 20080312-0024884.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances, recorded in Instrument No. 20140625-0055377.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051026-0129107.
* Charter of Keeneland Downs Homeowners Association Recorded in Instrument No 20100329-0023419.
* Notice of Acceptance of Public Infrastructure Recorded in Instrument No 20170302-0020788.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4925 Secretariat Drive, Antioch, TN 37013.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 21st day of August, 2026.

Omar Edilton Hernández Díaz

Blanca Lidia Guardado de Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Omar Edilton Hernández Díaz, 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 21st day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Blanca Lidia Guardado de Hernandez, 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 21st day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Carol M Holmes, 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 8/21/26, 2026.

Carol M Holmes

Carol M Holmes

Date: 8/21/26

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21 day of August, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON