Karen Johnson Davidson County
Batch# 1468750 DEEDWARR
09/04/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260904-0082391

This Instrument Prepared By:
Lynell Martinez
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 340,000.00

AFFIANT

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 24 day of August, 2026

Notary Public

My Commission Expires: 11.5.29

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Marvin Rolando Alvarado Estrada 12 Reynolds St Norwalk, CT 06855	Marvin Rolando Alvarado Estrada 12 Reynolds St Norwalk, CT 06855	03405002300

WARRANTY DEED

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,

HPA II Borrower 2021-1 LLC, a Delaware Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents transfers and conveys to **Marvin Rolando Alvarado Estrada, An Unmarried Man**, hereinafter called the Grantee(s), and the Grantee(s)' successors and assigns, the following tract or parcel of improved property:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Gatewood, Section 1, of record in Plat Book 3300, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to HPA II Borrower 2021-1 LLC by Quitclaim Deed from HPA US1, LLC dated May 5th 2021 and recorded August 11th 2021 of record in Instrument No. 20210811-0108127 said Register's Office, Davidson County, Tennessee.

To have and to hold the tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the Grantee(s) and Grantee(s)' successors and assigns, forever; and Grantor covenants with the Grantee(s) that Grantor is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantee(s), and the Grantee(s)' successors 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.

Executed this 20th day of August, 2026.

HPA II Borrower 2021-1 LLC, a Delaware Limited Liability Company

By: Tobey Kury, Authorized Signer

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a notary public in and for the aforesaid County and State, the within named Tobey Kury, as Authorized Signer of HPA II Borrower 2021-1 LLC, a Delaware Limited Liability Company, the bargainor, with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2026.

CASSIE JENKINS
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires 09/09/2029

Notary Public Cassie Jenkins

My Commission Expires: 9/9/2029

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/20/26 (date of document).

Connie Taylor
Affiant Signature

8/20/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

