Karen Johnson Davidson County
Batch# 1472363 DEEDWARR
09/14/2026 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260914-0085183

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9864-AP

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

Subscribed and sworn to before me, this the 4th day of September, 2026.

Notary Public
My Commission Expires: 5/19/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregorio Chavez Vargas 3316 Calais Circle Antioch, TN 37013	PinnacleBank 211 Platform Way S Ste 200 Nashville, TN 37203	150-09-0A-020-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **United Asset Management LLC, a California Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Gregorio Chavez Vargas** (individually and/or collectively, "Grantee"), a 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 174 on the Plan of forest View Park, Section VII of record in Plat Book 6900, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to United Asset Management, LLC by Quitclaim Deed from CitiBank, N.A., as Trustee for CMLTI Asset Trust, dated June 16, 2026, recorded June 23, 2026, of record in Instrument No. 20260623-0056188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citibank, N.A., as Trustee for CMLTI Asset Trust, C/O Fay Servicing, LLC by Substitute Trustee's Deed from Clear Recon, LLC, Substitute Trustee, dated May 14, 2026, recorded May 26, 2026, of record in Instrument No. 20260526-0047420, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3316 Calais Circle, Nashville, TN 37013**

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 their 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 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 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, Grantor has executed this instrument on this 9th day of September, 2026.

GRANTOR:

United Asset Management LLC,
a California Limited Liability Company

By: _____
Don Kim, Vice President

STATE OF CALIFORNIA
COUNTY OF ORANGE

see attached

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Don Kim, 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 is the Vice President of United Asset Management LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of September, 2026.

_____
Notary Public
My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On September 9, 2026 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared Don Kim,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2523520
My Comm. Expires Jul 14, 2029

True Copy Certification

I, Yvette Meldrum, 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 Sept. 9, 2026.

Signature

Sept. 9, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this Sept. 9, 2026

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030