Karen Johnson Davidson County
Batch# 1480338 DEEDWARR
10/02/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20261002-0091037

WARRANTY DEED

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Solmaris Colon Aquino	SWBC Mortgage Corp	
(NAME) 2928 Sheana Way	(NAME) 9311 San Pedro #100	150-03-0-32900
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Easy Home Solutions Inc, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Solmaris Colon Aquino, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 98B, on the Plan of Zone Lot Division, Lots 95 thru 100, Chelsea of Priest Lake, Section 2-B, of record in Plat Book 6250, Page 786, amending Plat Book 6250, Page 449, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Easy Home Solutions Inc, a Tennessee Corporation, by virtue of that certain Warranty Deed dated April 30, 2026, and being of record at Instrument No. 20260504-0039586, in the amount of $170,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ozlem Alain, unmarried by Deed dated March 28, 2000 from Gerry Thornbury nka Gerry Johnson, recorded March 29, 2000, in Instrument Number 20000329-0031600, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 2928 Sheana Way, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25 day of September, 2026.

Easy Home Solutions Inc, a Tennessee Corporation

By: Mirsad Smajlovic President
Mirsad Smajlovic, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

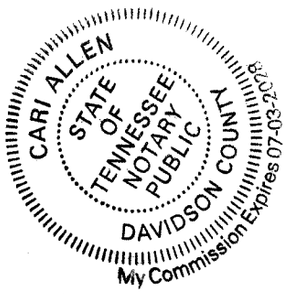
Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Mirsad Smajlovic, President of Easy Home Solutions Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Easy Home Solutions Inc, the within named bargainor, a Corporation, and that such Mirsad Smajlovic, President of Easy Home Solutions Inc as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville TN, this 25 day of Sept., 2026.

Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/25/26 (date of document).

Jennifer Russell
Affiant Signature

10/1/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

