

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**GF NO. 23132587COMM**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

THAT the undersigned **EPIPHANY PROPERTIES LLC**, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **AMY TRAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, whose mailing address is **13103 MILLS BEND ST., HOUSTON, TEXAS 77070**, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of **\$197,400.00**, being of even date herewith, payable to the order of **FIDELITY LENDING SOLUTIONS, INC. DBA WHOLESALE MORTGAGE BANKERS**, hereinafter called "Mortgagee," and bearing interest at the rate therein provided; said Note containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a deed of Trust of even date herewith from Grantee to **THE WEAVER LAW FIRM, TRUSTEE**; and

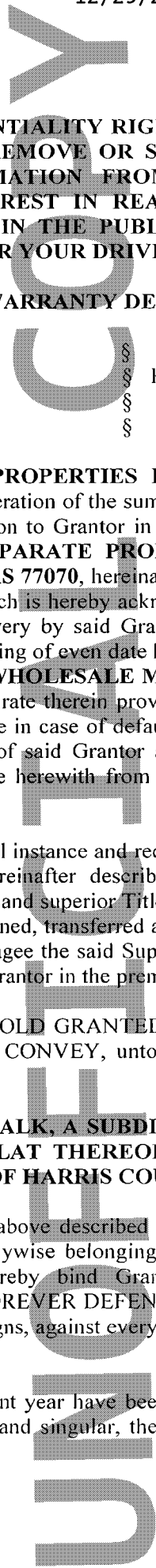
WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, and said Vendor's Lien and superior Title Against said Property securing the payment of said Promissory Note are Hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens;

And Grantor had **BARGAINED, SOLD GRANTED AND CONVEYED**, and by these presents does **BARGAIN, SELL, GRANT AND CONVEY**, unto said Grantee, the following described real property, to- wit:

**LOT 36, IN BLOCK 2, OF MILLS WALK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME 259, PAGE 55, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, **FOREVER**. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, **TO WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Taxes of every nature for the current year have been prorated and are assumed by **GRANTEE**. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties,



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conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the county clerk of the aforesaid County.

But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms therefore, when this Deed shall become absolute, which Vendor's Lien and Superior Title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above.

WHEN this Deed is executed by more than one person, or when the GRANTOR or GRANTEE is more than one person, the instruments shall read as though pertinent verbs, nouns, and pronouns were changed to correspond; and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assign." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

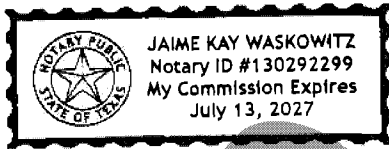
DATED the 28<sup>th</sup> day of December, 2023

EPIPHANY PROPERTIES, LLC

BY: [Signature]  
KEVIN PAWLOWSKI, MANAGING MEMBER

THE STATE OF TEXAS §  
COUNTY OF Montgomery

This instrument was acknowledged before me on the 28<sup>th</sup> day of December, 2023 By KEVIN PAWLOWSKI, MANAGING MEMBER OF EPIPHANY PROPERTIES, LLC.



[Signature]  
Notary Public - State of Texas  
Jaime Waskowitz  
(Printed name of Notary Public)

Commission expires: July 13, 2027.

AFTER RECORDING, RETURN TO:

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COPY

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# Pages 3  
12/29/2023 12:03 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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UNOFFICIAL

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