WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

B-ELAM-23-5971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1077248
12/01/2023 03:03:58 PM
Fees: $13.00 Taxes: $1,716.80

Davidson County
DEEDWARR
2 pgs

20231201-0092968

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kendre Streeter and Meakeal Streeter	**OCMBC, Inc.**	
(NAME)	(NAME)	**097-04-0-053.00**
5971 Port Anadarko Trl	**19000 MacArthur Blvd, Ste 200**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Irvine, CA 92612**	
(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, **MATTHEW DALPIAZ, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDRE STREETER AND MEAKEAL STREETER, HUSBAND AND WIFE,** 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. 103 on the Plan of Section One, Lake Park of record in Plat Book 4175, Page (s) 134 and 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 122.10 feet on the Northerly margin of Port Anadarko Trail and extends back 174.80 feet on the Easterly line and 184.71 feet on the broken Westerly line to the Southerly margin of Interstate 40, measuring 138.40 feet thereon.

Being the same property conveyed to Herman H. Jinnette, Jr. and wife, Gwen E. Jinnette by Warranty deed from John B. Cole and wife, Carol Ann Cole of record in Book 5994, page 621, Register's Office for Davidson County, Tennessee, dated January 14, 1983 and recorded on January 19, 1983.

The said Gwen E. Jinnette is now deceased, having died on or about February 17, 2005, leaving Herman H. Jinnette, Jr. as surviving tenant by the entirety.

Being the same property conveyed to Matthew Dalpiaz, single by Warranty deed from Herman H. Jinnette, Jr and Cynthia Jinnette, husband and wife of record in Instrument No. 20221229-0133716 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 29, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page (s) 134 and 135, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4429, Page 577, as amended in Book 4516, Page 751, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record at Instrument Number 20130212-0014249 in the Register's Office for Davidson County, Tennessee.
- Charter of Lake Park Homeowner Association, Inc. of record in Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner's Association of record in Book 4669, Page 746, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5971 Port Anadarko Trl, Hermitage, Tennessee 37076**.

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 28 DAY OF NOVEMBER, 2023.

Matthew Dalpiaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW DALPIAZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212