WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201000 DEEDWARR
11/04/2024 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,086.80
20241104-0085352

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Oct., 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2024-1539

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Balderrama Machuca and Alama Arecelia Arreola	OCMBC, Inc.	086-13-0A-096.00-CO
(NAME)	(NAME)	
4057 Magnolia Farms Drive	19000 MacArthur Blvd, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irvine, CA 92612	
(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, WE, **Rhiannon Eich, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Balderrama Machuca and Alama Arecelia Arreola, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 96 on the Plan of Final Subdivision Plat of Magnolia Farms, Phase 1, Section 3 of record in Plat at Instrument No. 20190912-0092500, 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 Rhiannon Eich, an unmarried woman by Warranty Deed from Zeya Wang and Stormi Reah Wang, husband and wife of record in Instrument No. 20230925-0075325 Register's Office for Davidson County, Tennessee, dated September 21, 2023 and recorded on September 25, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20190912-0092500 and Surveyor's Certificate of Correction record in Instrument Number 20201009-0117859, Register's Office of Davidson County, Tennessee. Terms, provisions,

covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Numbers 20181212-0120983, Instrument Numbers 20191105-0114128, Instrument Numbers 20221123-0123843, and Amendment in Instrument Numbers 20210507-0061686, and 20180328-0028892 Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument Number 20191105-0114129, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument Number 20181023-0105078, in the Register's Office for Davidson County, Tennessee. Dedication of Easement and Maintenance Agreement of record in Instrument Number 20200930-0112689, in the Register's Office for Davidson County, Tennessee. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4057 Magnolia Farms Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 28th DAY OF OCTOBER, 2024.

Rhiannon Eich

STATE OF TX

COUNTY OF Travis

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

Witness my hand and official seal at office, this 28th day of October, 2024.

Notary Public

My commission expires: 3/4/2028

Frances R Hubbard (SEAL)

FRANCES R HUBBARD
Notary ID # 132387861
My Commission Expires
March 04, 2028

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 October 29, 2024.

Signature
October 29, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 29, 2024

Notary's Signature
My Commission Expires: 4-13-25

