Name and Address of New Owner:
Eva Anabelly Orrego Ramos
209 Kenya Court
Old Hickory, TN 37138

Send Tax Bills To:
OCMBC, INC., a California Corporation
19000 MacArthur Blvd., Ste. 200
Irvine, CA 92612

Karen Johnson Davidson County
Batch# 1243881 DEEDWARR
03/06/2025 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20250306-0016854

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 052-03-0-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trenna Wilson, Executrix of The Estate of Melvin Deforrest Wilson, Docket Number 2022-PR-645 Sumner Chancery Court, Tennessee,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eva Anabelly Orrego Ramos, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND LOCATED IN THE 9™ COUNCIL DISTRICT OF MADISON, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 156.58 FEET WEST OF THE WESTERLY MARGIN OF LARKIN SPRINGS ROAD, 175 FEET MORE OR LESS NORTH OF HOSPITAL DRIVE BEING BOUNDED ON THE NORTH BY ETHEL WILSON ON THE EAST BY MELVIN D, WILSON ON THE SOUTH BY ADVENTIST HEALTH SYSTEM , SUNBELT, INC AND KABIGTING AND ON THE WEST BY ADVENTIST HEALTH SYSTEM, SUNBELT INC. DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 3-31-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE MELVIN D. WILSON LAND, SAID ROD BEING LOCATED N 82°38'20" W 156.58 FEET FROM THE WESTERLY MARGIN OF LARKIN SPRING ROAD AT SAID MELVIN WILSON'S SOUTHEAST CORNER AS SHOWN ON METRO PUBLIC WORKS R.O.W. PLANS FOR PROJECT 96-R-5 SHEET 9A SAID ROD ALSO BEING IN THE NORTHERLY LINE OF THE ADVENTIST HEALTH SYSTEM, SUNBELT, INC. (BOOK 9452, PAGE 119 R.O.D.C, TN.) THENCE WITH SAID

ADVENTIST HEALTH SYSTEM, SUNBELT, INC. LAND N 82°38'20" W , PASSING THE NORTHEAST CORNER OF THE ROY M. KABIGTING LAND (BOOK 4418, PAGE 208 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 50.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE ADVENTIST HEALTH SYSTEM, SUNBELT, INC. LAND (BOOK 8502, PAGE 970RO.D.C, TN.); THENCE WITH SAID ADVENTIST HEALTH SYSTEM LAND, SUNBELT, INC. (BOOK 8502, PAGE 970 RO.D.C, TN.) N 07°47'21" E 200.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE ETHEL WILSON LAND (BOOK 5349, PAGE 73 R.O.D.C, TN.); THENCE WITH SAID ETHEL WILSON S 82°38'30" E 50.00 FEET TO AN IRON ROD (NEW) AT SAID MELVIN D. WILSON'S NORTHWEST CORNER; THENCE WITH SAID MELVIN WILSON S 07°47'21" W 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.23 ACRES MORE OR LESS.

Being the same property conveyed to Melvin Deforrest Wilson by Deed dated April 6, 2004, from Ida May Wilson, recorded April 15, 2004, in Instrument Number 20040415-0042521, in the Official Records of Davidson County, Tennessee.

Being also the same property conveyed to Ida May Wilson, by Deed from Walter S. Wilson and wife Tackia Wilson recorded on May 20, 1948, in Book 1585, Page 199, said Register's Office.

Melvin Deforrest Wilson died testate on September 30, 2022, his will being probated at Case Number 2022-PR-645 Sumner Chancery Court, Tennessee. His heirs at law being Trenna Wilson, Antonia Wilson and Anthony Wilson.

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.

This is improved property known as 1228 Larkin Springs Road, Madison, TN, 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2025.

The Estate of Melvin Deforrest Wilson

By: _____ (SEAL)
Trenna Wilson, Executrix and Heir at Law

By: _____ (SEAL)
Antonia Wilson, Heir at Law

By: _____ (SEAL)
Anthony Wilson, Heir at Law

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of January, 2025, before me personally appeared Trenna Wilson, Executrix of The Estate of Melvin Deforrest Wilson and Antonia Wilson and Anthony Wilson of The Estate of Melvin Deforrest Wilson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2025.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of January, 2025.

Megan Crawford
Notary Signature
My commission expires: 10-25-26



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 February 28, 2025.

YM
Signature
February 28, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 28, 2025

Notary's Signature

My Commission Expires: 4-13-25

