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
1900 MacArthur Blvd., Ste. 200
Irvine, CA 92612

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

Karen Johnson Davidson County
Batch# 1243953 DEEDWARR
03/06/2025 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20250306-0016941

Map & Parcel No: 052-03-0-074

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 in Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Larkin Springs Road in the Northerly line of the land owned by Eugene A. Lanton, thence with said Road, Northwardly 200 feet, thence Westwardly 170 feet to the Easterly line of the property conveyed to Ida May Wilson, by deed from Walter S. Wilson and wife, of record in Book 1585, page 199, Register's Office for said County, thence with her Easterly line Southwardly 200 feet, thence Eastwardly 170 feet to the beginning.

Less and Except: Portion of Property Conveyed in Book 11275, Page 66, Register's Office Davidson County, Tennessee

Being the same property conveyed to Melvin Deforrest Wilson by Deed dated August 30, 1993 from Ida Mai Wilson, a widowed person, recorded September 14, 1993, in Book 9080, Page 50, in the Official Records of Davidson County, Tennessee.

Being also the same property conveyed to McFerrin Wilson and wife, Ida Mai Wilson, by Deed from Arthur A. Jasperson and wife, Marguerite M. Jasperson, recorded in Deed Book 3097, Page 622, said Register's Office.

Melvin Deforrest Wilson died testate on September 30, 2022, his will being probated at Docket 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 426 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 Docket Number 2022-PR-645 Sumner Chancery Court, Tennessee

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

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

By: Heir (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.

VENITA R. 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:

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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

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: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY