THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350384**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$835,000.00~~ $41,400.00 Affiant Subscribed and sworn to before me, this 17th day of April, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1263123 DEEDWARR
04/22/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,113.18
20250422-0030764

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Matthew Bauerschmidt and Jessica Camp 1004 Delmas Avenue Nashville TN 37216	Send Tax Bills To: OCMBC, Inc. 19000 MacArthur Boulevard Suite 200 Irvine, CA 92612	Tax Information: Tax Parcel ID No. 072 09 0 436.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellis C&C, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Bauerschmidt and Jessica Camp, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat RE- SUBDIVISION OF LOT NO. 37 ON THE MAP OF EAST HILL ADDITION, recorded in Plat Instrument 20240805-0059557, Affidavit of Scrivener's Error in Instrument No. 20240815-0062537, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ellis C&C, LLC, a Tennessee limited liability company, by Warranty Deed from Sell My House Fast TN, LLC, a Tennessee limited liability company, of record in Instrument No. 20241022-0082165 in the Register's Office of Davidson County, Tennessee, dated October 18, 2024 and recorded on October 22, 2024.

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 record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE- SUBDIVISION OF LOT NO. 37 ON THE MAP OF EAST HILL ADDITION, as recorded in Instrument No. 20240805-0059557, as Affidavit of Scrivener's Error recorded in Instrument No. 20240815-0062537.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST HILL ADDITION, as recorded in PLAT BOOK 332, Page 33.

Letters recorded in Book 7618, Page 966 and Book 7618, Page 976.

This is improved property located at 1004 Delmas Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2025.

Ellis C&C, LLC

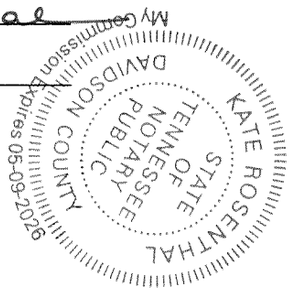
BY: Samuel C. Ellis, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Samuel C. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Ellis C&C, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 16th day of April, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, John W. Bishop, 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 this the 16 day of April, 2025.

Affiant Signature
Date 4/18/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026