Karen Johnson Davidson County Batch # 1268527 DEEDWARR 05/05/2025 10 02 31 AM 2 pgs Fees $13 00 Taxes $1,017 50 20250505-0034523	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $275,000 00 Affiant Subscribed and sworn to before me, this 30 day of April, 2025. Notary Public My commission expires 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-QAM-25-2156

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers:
Riccy Mabel ~~Izzaguire~~ Moreno Izaguirre	CMG Home Loans	**05013000400**
2156 W Richmond Hill Dr	3160 Crow Canyon Rd #400	
Nashville, TN 37207	San Ramon, CA 94583	

FOR AND IN 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 ACKNOWLEDGE, WE,

Alex O'Loughlin, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riccy Mabel ~~Izzaguire~~ Moreno, unmarried woman
Izaguirre

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 the southerly part of Lot No. 17, on the Plan of Golden Valley Estates, Section One, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, and being more particularly described, as follows:

Beginning at a point in the northerly margin of Richmond Hill Drive, this point being the southeast corner of Lot No. 16; thence in a northwesterly direction 90 feet to a pin in the southwest corner of property sold to the State of Tennessee in Book 4677, Page 228, R O.D.C , thence South 86 deg 03' 38" West 55 feet to a point in the southeast corner of the said property owned by the State of Tennessee, thence in a southeasterly direction 80 feet to a point in the northerly margin of Richmond Hill Drive, this point being the southwest corner of Lot No. 18, thence along said northerly margin or Richmond Hill Drive, 57 81 feet to the point of beginning.

Being the same property conveyed to Alex O'Loughlin, by Warranty Deed from Dionne L Fisher, unmarried, dated April 7, 2017, of record in Instrument No. 20170410-0034670, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (X) unimproved (____) property known as 2156 W Richmond Hill Dr, Nashville, TN 37207

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 in 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.

Alex O'Loughlin Date 30 APR 25

_____ Date:_____

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alex O'Loughlin, the within named Grantor(s), 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, at office, this 30 day of APRIL, 2025

NOTARY PUBLIC

My Commission Expires: 3/30/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026