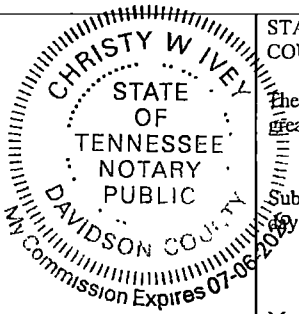
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $690,000 00

Rita Ballesteros
Affiant

Subscribed and sworn to before me, this the 18th day of June, 2025

Notary Public

My commission expires

Karen Johnson
Batch # 1288570
06/23/2025 02 28 09 PM
Fees $13 00 Taxes $2,553 00

Davidson County
DEEDWARR
2 pgs

20250623-0049107

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Christian F Ockenhouse and Rita Ballesteros	New Owner(s)	147-01-0-256 00
2333 Blaine Drive	2333 Blaine Dr	
Chevy Chase, MD 20815	Chevy Chase, MD 20815	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELISE WALSH BOOS AND JESUS GUILLERMO RUIZ, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN F. OCKENHOUSE AND RITA BALLESTEROS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 178, as shown on the map entitled the Plan of Caldwell Hall, Section One, Revised, of record in Plat Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Stephen Pollock and Jaclyn Pollock, husband and wife by Warranty Deed from Grayson M Simmons and Abigail G. Simmons, husband and wife of record in Instrument No 20190408-0031721 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019

Being the same property conveyed to Elise Walsh Boos and Jesus Guillermo Ruiz, wife and husband by Warranty Deed from Stephen Pollock and Jaclyn Pollock, husband and wife of record in Instrument No 20231115-0088938 Register's Office for Davidson County, Tennessee, dated November 14, 2023 and recorded on November 15, 2023

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 324 Garrett Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2025

Elise Walsh Boos

Jesus Guillermo Ruiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elise Walsh Boos and Jesus Guillermo Ruiz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON