WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2025.

Notary Public
COMMISSION EXPIRES:

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1313859 DEEDWARR
08/25/2025 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250825-0067615

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salvador Bautista Gutierrez Gabriel Bautista Gutierrez	OCMBC, Inc.	034-05-0-006
(NAME)	(NAME)	
307 Alta Loma Road	19000 MacArthur Blvd, Ste 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Irvine, CA 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Sheri L. Calhoun, Trustee of Sheri L. Calhoun Revocable Trust dated April 19, 2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salvador Bautista Gutierrez, an unmarried man and Gabriel Bautista Gutierrez and Mayra Grijalva Chacon, husband and wife, and Brian Steven Bautista Grijalva, and unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot 39, on the Map of Bransford Reality Company's ALT A LOMA Subdivision, . as of record in Book 421, page 44, Register's office for Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, April 4, 1952 as follows:

Beginning in the center of Alta Lorna Drive at the southwest corner of the property conveyed to William I. Sharber and wife, Thelma H. Sharber by deed from George P. Howell and William H. Howell, of record in Book 2241, page 375, said Register's Office; thence with the center of said Alta Lorna Drive north 80 degrees 30 minutes west 11 O feet to a point; thence north 8 degrees 10 minutes east 700 feet to a stake; thence south 62 degrees 15 minutes east 87 -feet to a point in the northwest corner of said Sharber Property; thence with Sharber's westerly line 675
feet, more or less, to the beginning.

Being same description as prior deed.

Being the same property conveyed to Sheri L. Calhoun, Trustee of the Sheri L. Calhoun Revocable Trust dated April 19, 2017, by Warranty Deed of Correction from TIMOTHY MARK BROWN, a single man, of record in Instrument No. 20191227-0133871, dated December 20, 2019, recorded December 27, 2019, Register's Office Davidson County, Tennessee.
A correction of Warranty Deed of record in Instrument No. 20191209-0126624, dated December 03, 2019, recorded December 09, 2019, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 307 Alta Loma Road (House Number) (Street) (P.O. Address) Goodlettsville, TN (City or Town) 37072 (Postal Zip)

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. successors 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 is 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, successors 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.

Witness my hand this 7 day of August, 2025.

Sheri L. Calhoun Revocable Trust dated April 19, 2017

By: _____, TRUSTEE
Sheri L. Calhoun, Trustee

State of Oregon)

County of Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Sheri L. Calhoun, Trustee of Sheri L. Calhoun Revocable Trust dated April 19, 2017 U/A/D the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Trustee of said Trust for the purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2025.

_____
Notary Public - State of Oregon
Commission Expires: 04/18/2028

(Affix Stamp)

OFFICIAL STAMP
PIPERLYNN HELMS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1047451
MY COMMISSION EXPIRES APRIL 18, 2028

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 August 7, 2025.

Signature
August 7, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 7, 2025

Notary's Signature

My Commission Expires: 10-25-26

