WARRANTY DEED



File No. AP-25-10849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 07/02/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javier E. Sang		
(NAME)	(NAME)	
221 Walking Horse Hill	OCMBC, Inc.	172-08-0B-060.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	19000 MacArthur Blvd, ste. 200	
	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/we, **Venta Litton LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Javier E. Sang, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 60 on the Plan of Final Plat of Phase Two, Bridle Downs of record in Plat Book 7900, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Venta Irving, LLC, a New York Limited Liability Company by Warranty Deed from Kristen Moser and Nicholas Moser, Wife and Husband of record in Instrument No. 20211124-0156589 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 24, 2021.

Being the same property conveyed to Venta Litton, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Venta Irving, LLC, a New York Limited Liability Company of record in Instrument No. 20230922-0074575 Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on September 22, 2023.

This is property more commonly known as 221 Walking Horse Hill, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Effective the 30th day of September, 2025.

Karen Johnson Davidson County
Batch# 1332278 DEEDWARR
10/09/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,860.73
20251009-0080741

Venta Litton LLC, a Tennessee Limited Liability Company

By:_____
Luis Ramon Redondo, Sole Member

STATE OF New York
COUNTY OF New York

Before me, a Notary Public of the state and county mentioned, personally appeared Luis Ramon Redondo, Sole Member of Venta Litton LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Venta Litton LLC, the within named bargainor, a Limited Liability Company, and that such Luis Ramon Redondo, Sole Member of Venta Litton LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 5th day of September, 2025.

_____
Notary Signature
My commission expires: 06.26.2027

MATTHEW MCDONALD
Notary Public - State of New York
NO. 01MC0010247
Qualified in New York County
My Commission Expires Jun 26, 2027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 09/30/2025.

John Cobb Rochford

Date: 09/30/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 09/30/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29