This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24849-AP

Karen Johnson Davidson County
Batch# 1341388 DEEDWARR
11/03/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20251103-0086998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Oswan Adrian Mejia Escobar
Affiant

Subscribed and sworn to before me, this the 31st day of October, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Oswan Adrian Mejia Escobar<br>482 Rural Hill Rd<br>Antioch, TN 37013 | OCMBC, Inc.<br>19000 MacArthur Blvd, Suite 200<br>Irvine, CA 92612 | 150-01-0-038 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mahdi M. Altamimi and Aaleal H. Hindi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Oswan Adrian Mejia Escobar, a married man**, 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 all of Lot No. 170, Section One, Edge-O-Lake Estates, according to survey and plat of same appearing of record in Plat Book 3600, page 43; as amended in Book 3818, page 494, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Mahdi M. Altamimi and Aaleal H. Hindi, husband and wife by Warranty Deed from Emmanuel Chokuba, dated April 11, 2018, recorded April 17, 2018, of record in Instrument No. 20180417-0035863, Register's Office for Davidson County, Tennessee.

This is improved property located at: **482 Rural Hill Road, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 31st day of October, 2025.

GRANTOR:

Mahdi M. Altamimi

Aaleal H. Hindi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mahdi M. Altamimi and Aaleal H. Hindi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October, 2025.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



202511030086998

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-31-2025**.

Affiant Signature — Date: **10-31-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-31-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

