Karen Johnson
Batch # 1367968
01/09/2026 02:12:11 PM
Fees: $13.00 Taxes: $1,406.00
Davidson County
DEEDWARR
2 pgs
20260109-0002247

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED EIGHTY THOUSAND AND 00/100 (380,000.00).

- Diana Sosa G.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-253633

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DIANA VIANEY SOSA GAYTAN (NAME)	OCMBC, Inc. (NAME)	134 09 0 074.00
3633 DONNA KAY DRIVE NASHVILLE, TN 37211 (ADDRESS)	19000 MacArthur Blvd #200 Irvine, CA 92612 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 8th day of January, 2026, the undersigned, **ADAM MICHAEL BERGH AND LAUREN HARPER, HUSBAND AND WIFE** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DIANA VIANEY SOSA GAYTAN, A MARRIED WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3633 DONNA KAY DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

Land situated in Davidson County, TN, being Lot No 59 on the plan of PHASE ONE, WOODLAND HILLS, as shown by plat appearing of record in Plat Book 6900, Pages 666-669, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Adam Michael Bergh, an unmarried man, by Warranty Deed from Catamount Properties 2018, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20220127-0009991, in the Register's Office of Davidson County, Tennessee, dated December 16, 2021, and recorded on January 27, 2022.

On or about June 2023, Adam Michael Bergh and Lauren Bergh legally married in Nashville, TN. Lauren Bergh joins in conveyance of any marital interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of January, 2026.

GRANTOR: ADAM MICHAEL BERGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ADAM MICHAEL BERGH**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8th day of January, 2026.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

GRANTOR: LAUREN BERGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LAUREN BERGH**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8th day of January, 2026.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY