WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Kelley A. C'DeBaca
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Karen Johnson
Batch # 1375452
02/03/2026 01:47:53 PM
Fees: $23.00 Taxes: $2,960.00

Davidson County
DEEDWARR
4 pgs

20260203-0007492

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelley A. C'DeBaca and Brittany I. C'DeBaca	CMG Mortgage	
(NAME) **5909 Robert E. Lee Dr**	(NAME) 3160 Crow Canyon Rd #400	**145-13-0-021.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCIA L. MYATT AND ELAINE L. GANICK, SUCCESSOR CO-TRUSTEES OF THE MACHI FAMILY TRUST, DATED JULY 12, 2023, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLEY A C'DEBACA AND BRITTANY C'DEBACA, WIFE AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

ANN

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page 65 and 66, 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 EMANUEL MACHI and wife, LAURETTA MACHI, by NONA DEVLIN JONES, unmarried, by Warranty Deed of record in Book 8007, page 379 and re-recorded in Book 8025, Page 809, Register's Office for Davidson County, Tennessee.

The said Emanuel Machi having since died on November 6, 2021 leaving Lauretta Machi as the surviving tenant by the entirety.

Being the same property conveyed to LAURETTA MACHI, Trustee of the MACHI FAMILY TRUST, dated July 12, 2023 by Warranty deed from LAURETTA MACHI of record in Instrument No. 20230712-0053495 Register's Office for Davidson County, Tennessee, dated 7/12/2023 and recorded on 7/12/2023.

The said Lauretta Machi having since died on December 7, 2023. Marcia L. Myatt and Elaine L. Ganick are named as Successor Co-Trustees of The Machi Family Trust pursuant to the Trust Agreement dated July 12, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 65-66, Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in instrument of record in Book 4016, Page 632, said Register's Office.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5909 Robert E. Lee Dr, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23rd DAY OF JANUARY, 2026.

Machi Family Trust

BY: _____
Marcia L. Myatt
Successor Co-Trustee

BY: Elaine Ganick
Elaine L. Ganick
Successor Co-Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIA L. MYATT, SUCCESSOR CO-TRUSTEE of MACHI FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of January, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE L. GANICK, SUCCESSOR CO-TRUSTEE of MACHI FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of January, 2026.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Briana Grage, 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 1/23/26 and 01/29/2026 (date of document).

Briane Grage

Affiant Signature

Date 1/29/26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

SYDNEY GREINER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 05, 2029
COUNTY OF DAVIDSON