Send tax bills to:
Cross Country Mtg
2160 Superior Avenue
Cleveland, OH 44114
Name and address of new owner:
EDUARDO TOVAR CARRIZALES
OLGA REBOLLOZA RODRIGUEZ
2636 RAVINE DR.
NASHVILLE, TN 37217

Karen Johnson
Batch # 1398501
03/27/2026 10:23:10 AM
Fees: $18.00 Taxes: $1,201.21
Davidson County
DEEDWARR
3 pgs
20260327-0024396

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
BILTMORE TITLE
2909 OLD FORT PARKWAY
MURFREESBORO, TN 37128
File No. MNT-608845

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 149-04-0-195.00

WARRANTY DEED

This Deed executed this 24 day of March 20 26, for good consideration of Three Hundred Twenty-Four Thousand Six Hundred Fifty and 00/100 Dollars ($324,650.00), I (We) **MCH SFR PROPERTY OWNER 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 14355 COMMERCE WAY, MIAMI LAKES, FL 33016, hereby bargain, deed, and convey to **EDUARDO TOVAR CARRIZALES AND OLGA REBOLLOZA RODRIGUEZ, HUSBAND AND WIFE,** whose mailing address is 2636 RAVINE DR., NASHVILLE, TN 37217, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 349 on the Plan of Edge-O-Lake Estates, Section IX, as shown of record in the Book 3700, Page 131, Register's Office for said County, to which reference is here made

According to said plat, Lot No. 349 fronts 80.0 feet on the Northerly margin of Ravine Drive and extends back between lines measuring 134.35 feet on the Westerly line and 170.03 feet on the Easterly line to a line in the rear measuring 87.59 feet thereon.

Being the same property conveyed to MCH SFR Property Owner 2 LLC, a Delaware limited liability company by Warranty Deed from ARA Investment Group LLC, a Tennessee limited liability company of record in Instrument No. 20220215-0017700 Register's Office for Davidson County, Tennessee, dated February 03, 2022, and recorded on February 15, 2022.

APN: 149-04-0-195.00

Property Address: 2636 RAVINE DRIVE, NASHVILLE, TN 37217
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Witness our hand this 24 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MCH SFR PROPERTY OWNER 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Marcos Egipciaco

Title: Authorized Signatory

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 24 day of March, 2026, by Marcos Egipciaco, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **MCH SFR PROPERTY OWNER 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: July 31, 2028

Dina Martinez Orriols
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 577430
My Commission Expires July 31, 2028

OATH OF VALUE STATEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 324,650.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 24 day of March , 2026 .

Notary Public
My commission expires: July 31, 2028
SEAL

Dina Martinez Orriols
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 577430
My Commission Expires July 31, 2028