WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JM-BMR-26-3804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

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)
Israel Sanchez Sanchez and Norma Angeles	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**069-12-0-088.00**
3804 Ashland City Hwy	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Pontiac, MI 48341**	
(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, **CESAR A. OCHOA PEREZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISRAEL SANCHEZ SANCHEZ AND NORMA ANGELES, HUSBAND 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Willie R. McCall Subdivision, of record in Book 8250, page 737, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cesar A. Ochoa Perez, married by Warranty Deed from Jean H. Goodloe, as devisee and as Personal Representative under the Last Will and Testament of Richard L. Goodloe, Sr of record in Instrument No. 20240531-0040447 Register's Office for Davidson County, Tennessee, dated May 29, 2024 and recorded on May 31, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 8250, Page 737, Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 7814, Page 435 and Book 7814, Page 438, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Trasmission in favor of the Metropolitan Government of Nashville and Davidson County Electric Power Board of record in Book 3815, Page 493, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement in favor of Nashville Gas Co. a division of Piedmont Natural Gas Co. of record in Book 11216, Page 596, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3804 Ashland City Hwy, Nashville, Tennessee 37218**.

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.

Karen Johnson Davidson County
Batch # 1401451 DEEDWARR
04/02/2026 02:27:26 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20260402-0026772

Witness my/our hand(s) this the 31st DAY OF MARCH, 2026.

Cesar A. Ochoa Perez

Lizbeth Angeles

Lizbeth Angeles, spouse of Cesar A. Ochoa Perez, hereby joins in this conveyance and does transfer and convey any and all marital interest Lizbeth Angeles may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CESAR A. OCHOA PEREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIZBETH ANGELES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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