WARRANTY DEED

Karen Johnson
Batch # 1428244
06/05/2026 11:59:11 AM
Fees: $13.00 Taxes: $1,369.00
Davidson County
DEEDWARR
2 pgs
20260605-0050921

JM-BR-26-800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
Gerardo Perez and Elia Perez Colin	**OCMBC, Inc.**	
(NAME)	(NAME)	**033-15-0-111.00**
109 Katherine Ct.	**19000 MacArthur Blvd, Ste 200**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Irvine, CA 92612**	
(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, **LISA K.A. CREASY AND DAVID C. ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERARDO PEREZ AND ELIA PEREZ COLIN, 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. 9 on the Plan of Green Forest, as of record in Book 3700, Page 8, Register's Office for said County.

Said Lot No. 9 fronts 190.30 feet on the southerly side of Apple Valley Road and runs back 164.76 feet on the westerly line and 199.47 feet on the easterly line, which is a broken line to a line in the rear measuring 276.7 feet.

Being the same property conveyed to Lisa K.A. Creasy and David C. Allen, as tenants in common by Warranty Deed from Roy A. Davis, Jr., Linda M. Mickle, Helen Elaine Crotinger, Lisa G. Teasley and Dorothy Rawson, being all of the Children and heirs of Roy A. Davis, Sr of record in Instrument No. 20090612-0054843 Register's Office for Davidson County, Tennessee, dated June 10, 2009 and recorded on June 12, 2009.

The subject property was not the princiap residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 3700, Page 8, Register's Office for Davidson County, Tennessee.
- We have included documents that have been recorded subsequent to our effective date, May 04, 2026 at 8:00 A.M. There may be additional documents recording during this time frame that are not yet viewable. Documents recorded subsequent to our effective date are not included in our certification, but have been included as part of this search for your information only.
- Restrictions of record in Book 3889, Page 383, 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: **800 Apple Valley Rd, Madison, Tennessee 37115**.

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 2nd DAY OF JUNE, 2026.

Lisa K.A. Creasy

David C. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA K.A. CREASY, 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 2nd of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. ALLEN, 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 2nd of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212