Karen Johnson Davidson County
Batch# 1440910 DEEDWARR
07/01/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20260701-0059479

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $534,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2026.

Notary Public
My commission expires: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christin Baker & Stacey Powell	Cross Country Mtg LLC	**181-03-0A-360.00CO**
8109 Ochoa Lane	2160 Superior Ave	
Brentwood, TN 37027	Cleveland OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alexa Rae Rees and Jose De Jesus Avila-Luevanos, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christin Baker, an unmarried woman, and Stacey Powell, an unmarried woman, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 100 on the Plan of Phase Three, Section One, Addition to Indian Creek, of record in Instrument No. 20140407-0028956, Register's Office for Davidson County, Tennesseee, to which reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to Alexa Rae Rees, an unmarried woman, and Jose De Jesus Avila-Luevanos, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed dated January 12, 2023, of record in Instrument No. 20230113-0003126, said Register's Office for Davidson County, Tennessee. Alexa Rae Rees and Jose De Jesus Avila-Luevanos have since married.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20140407-0028956, in said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Book 10752, page 553, Supplemental of record in Book 11708, page 575, amended Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000727-0074152, Supplemental for Phase Three, Section One Addition to Indian Creek Estates, a RS10 Cluster Lot Subdivision of record in Instrument No. 20140403-0027632, in said Register's Office.**

3) **By-Laws of Indian Creek Estates Homeowners Association, of record in Book 11033, page 509, amended in Instrument No. 20000727-0074153, in said Register's Office.**

4) **Charter for Indian Creek Homeowners Association, Inc., of record in Book 11031, page 79, in said Register's Office.**

5) **Indian Creek Estates Homeowners Association Rules and Regulations adopted January 2020, of record in Instrument No. 20200304-0024117, in said Register's Office.**

6) **Dedication of Open Space as set out in Instrument No. 20230504-0033274 and corrected in Instrument No. 202305240039128, in said Register's Office.**

7) **Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20130805-0081387, in said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 8109 Ochoa Lane, Brentwood, TN 37027.

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) that I/we am/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), 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 29th day of June, 2026.

Alexa Rae Rees

Alexa Rae Rees

Jose De Jesus Avila-Luevanos

STATE OF ILLINOIS
COUNTY OF Lake

Personally appeared before me, a Notary Public of said County and State, Jose De Jesus Avila-Luevanos, and Alexa Rae Rees the within named bargainor(s), 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 at Mundelein (City), Illinois, this 29th day of June, 2026.

Talisha A Jefferson
Notary Public
My Commission Expires: 9/10/2029

Official Seal
TALISHA A JEFFERSON
Notary Public, State of Illinois
Commission No. 1016949
My Commission Expires September 10, 2029

I, Andy Maloney, 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 6/29/2026 (date of document).

Affiant Signature
Date 6/29/2026

State of Tennessee
County of Williamson

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

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202607010059479