Karen Johnson Davidson County
Batch# 1441698 DEEDWARR
07/02/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260702-0059702

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-9291-KP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Carmen Coats
Affiant
Subscribed and sworn to before me, this the 26th day of June, 2026.

April Sumrud
Notary Public
My Commission Expires: 12/19/28

APRIL SUMRUD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alvaro Balderas Martinez and Rosio Leos Vasquez 329 Bart Drive Antioch, TN 37013	OCMBC, Inc 19000 MacArthur Blvd. Ste 200 Irvine, CA 92612	162 03 0 148.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Enrique Blanco Gonzalez and Zenaida Martinez Palacios, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Alvaro Balderas Martinez and Rosio Leos Vasquez, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property located in Davidson County, Tennessee, being Lot No. 284 on the plan of ANTIOCH PARK, SECTION 5, of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Enrique Blanco Gonzalez, an unmarried man, by Warranty Deed from Terri Hollandsworth-Rutherford and husband John Rutherford, of record in Instrument No. 20141107-0103114, in the Register's Office of Davidson County, Tennessee, dated October 31, 2014, and recorded on November 07, 2014.

Zenaida Martinez Palacios joins in this conveyance by virtue of her marriage to Enrique Blanco Gonzalez to relinquish any and all right, especially marital rights, which she may have in said property.

This is improved property located at: **329 Bart Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors executed this instrument on this 26th day of June, 2026.

GRANTORS:

Enrique Blanco Gonzalez

Zenaida Martinez Palacios

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Enrique Blanco Gonzalez and Zenaida Martinez Palacios, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2026.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2026

Affiant Signature

1st day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028