**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0077

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of April, 2023

Notary Public

Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 995617 DEEDWARR
04/24/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20230424-0029978

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Dulce C. Zubieta Yabar and Santiago Zubieta Aldave<br>319 Melvin Jones Drive<br>Nashville, TN 37217 | CMG Mortgage Inc. dba CMG Home Loans<br>3160 Crow Canyon Rd. Ste. 400<br>San Ramon, CA 94583 | 135-05-0-044.00 |

# WARRANTY DEED

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

**Bare Properties, LLC, a Tennessee limited liability company**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dulce C. Zubieta Yabar and Santiago Zubieta Aldave, wife and husband**

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 situated in Davidson County, Tennessee, being Lot No. 49 of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 68 feet on the westerly margin of Melvin Jones Drive and extends back on the northerly line 206.09 feet and 199.87 feet on the southerly line to a line in the rear measuring 68.28 feet thereof.

BEING the same property conveyed to Bare Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Anderson and Ryan, LLC, a Tennessee limited liability company, dated 11/9/2022 and recorded 11/16/2022 in Instrument No. 20221116-0121940, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 319 Melvin Jones Drive Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of April, 2023.

Bare Properties, LLC

By:_____
Abdirahman Abdi Bare, Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Abdirahman Abdi Bare, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Bare Properties, LLC, a limited liability company, and that he is authorized by Bare Properties, LLC to execute this instrument on its behalf as such Managing Member.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of April, 2023

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 4/21/2023 (date of document).

Affiant Signature

4/24/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202304240029978