Karen Johnson Davidson County
Batch# 1075989 DEEDWARR
11/28/2023 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $577.20
20231128-0091886

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ayuda Investments, LLC	**New Owner**	**02100002100**
8121 Ridgewood Road		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 6324 Eatons Creek Rd Trust

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

Ayuda Investments, LLC

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. 2, on the Map of Fred Bates Property, not of record, described according to survey made by D. E. Boner, Surveyor, February 18, 1947, as follows:

Beginning at a point in the center of Eaton's. Creek Road, 882.4 feet North of its junction with Old Clarksville Pike and corner to Henry Clay Felts; thence South 85. degrees 54 minutes East 230.35 feet to a point; thence South 14.20 feet West 96.9 feet to a point; thence North 85 degrees 54 minutes West 240.6 feet to the center of Eaton's Creek Road; thence in a northeasterly direction and on a curve 100 feet to the beginning.

Being the same property conveyed to Erin Dias, Trustee of The 6324 Eatons Creek Rd Trust by Kerry Douglas Vann and wife, Marissa B Vann, dated November 21, 2023, of record in Instrument No. 20231122-0091148, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 6324 Eatons Creek Rd, Joelton, TN 37080.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Date: 11-21-23

The 6324 Eatons Creek Rd Trust
By: Erin Dias
It's: Trustee

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, The 6324 Eatons Creek Rd Trust, the within named Grantor(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, at office, this 21 day of NOV, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/25

SOPHIA PADGETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Certificate of Authenticity

I, Jennifer Russell, 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 11/21/23.
Date

Jennifer Russell
Affiant Signature

11/28/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 28th day of November, 2023.

Notary's Signature
My Commission Expires: 6/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.