WARRANTY DEED

Karen Johnson
Batch # 1101400
02/15/2024 10:46:28 AM
Fees: $13.00 Taxes: $1,369.00
20240215-0010535

Davidson County
DEEDWARR
2 pgs

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

DM-CCM-24-3601

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 13th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Nery A. Trujillo-Mondragon and Evelyn Sucely Lajuj-López	**Castle & Cooke Mortgage LLC**	
(NAME)	(NAME)	**136 10 0 023.00**
3601 Wood Bridge Drive	**13751 S. Wadsworth Park Drive, Ste. 101**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-4627	**Draper, UT 84020**	
(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, **DONALD E. TAYES AND WIFE, REBECCA A. TAYES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NERY A. TRUJILLO-MONDRAGON AND EVELYN SUCELY LAJUJ-LÓPEZ,** 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. 379 on the Plan of Section Six, Priest Lake Park, as of record in Plat Book 5050, Pages 21 and 22, said Registers Office.

Said Lot No. 379 fronts a total of 113.30 feet on the Northeasterly side of Priest Lake Drive and fronts a total of 140.81 feet on the Southeasterly side of Wood Bridge Drive, said frontages being joined by a curve having a length of 42.11 feet and runs 112.78 feet on the Southeasterly line and 88.46 feet on the Northeasterly line, a point of intersection.

Being the same property conveyed to Donald E. Tayes and Wife, Rebecca A. Tayes, by Warranty Deed from Philhall Corporation, of record in Book 5380, Page 331, in the Register's Office of Davidson County, Tennessee, dated December 28, 1978 and recorded on December 29, 1978.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Priest Lake Park, as recorded in Plat Book 5050, Page(s) 21 and 22.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5097, Page 566.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3601 Wood Bridge Drive, Nashville, Tennessee 37217-4627**.

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.

NERY TRUJILLO
is also known as
NERY A. TRUJILL0-MONDRAGON

Witness my/our hand(s) this the 13th DAY OF FEBRUARY, 2024.

Donald E. Tayes

Rebecca A. Tayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. TAYES, 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 13th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA A. TAYES, 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 13th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212