Name and Address of New Owner:
Itzel Guadalupe Zarazua and Gabriel Pichardo Zarazua
5157 Pebble Creek Drive
Antioch, TN 37013

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1102453 DEEDWARR
02/20/2024 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,664.63
20240220-0011518

Map & Parcel No: 149-07-0B-010-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tylvia R. Boyd, a unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gabriel Zarazua and Itzel G. Zarazua, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Canyon Ridge, Phase 1, of record in Plat Book 9700, Page 805 and Instrument Number 20031006-0146727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tylvia Boyd, an unmarried woman, by Warranty Deed dated May 19, 2022 from Dani A. Hernandez and Santos E. Hernandez, formerly known as Santos E. Melgar, husband and wife, recorded June 3, 2022 in Instrument No. 20220603-0064455 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2024.

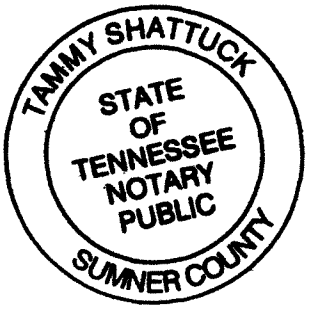
_____ (SEAL)
Tylvia Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2024, before me personally appeared Tylvia R. Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of February, 2024.

_____
Notary Signature
My commission expires: 5/20/26



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $449,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of February, 2024.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 4-19-26
File No. 2024-6678-TS

Certificate of Authenticity

I, Katie Smith, 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 2/15/24.

Date

Affiant Signature

2/15/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of February, 2024.

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

