Karen Johnson
Batch # 1137448
05/21/2024 08:30:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20240521-0037595

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Tax Parcel # 11803X00200CO

WARRANTY DEED

Owner & Property Address:
RICHARDO V. YBARRA and JENNIFER W. YBARRA, Trustees
YBARRA REVOCABLE LIVING TRUST,
2613 B West Kirkwood Ave
Nashville, TN 37204

Mail Tax Statement to:
Mr. & Mrs. Richardo Ybarra
2613 B West Kirkwood Ave
Nashville, TN 37204

The GRANTORS, RICHARDO VAL YBARRA and JENNIFER WALLACE YBARRA, husband and wife, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm all of grantors' right, title, and interest in and to the below-described property to:

RICHARDO V. YBARRA and JENNIFER W. YBARRA, Trustees of the YBARRA REVOCABLE LIVING TRUST, dated June 17, 2019

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain unit located in Davidwson County, Tennessee, being known and designated as Unit No. B of Homes at 2613 West Kirkwood Avenue, a Horizontal Property Regine with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 2613 West Kirkwood Avenue, a Horizontal Property Regine, of record in Instrument No. 20210111-0004840 and Amendment recorded in Instrument No. 20210315-0034136 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part by Warranty Deed of record as Instrument Number 20220615-0068529 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to subdivision restrictions, building lines and easements of record in Plat Book 421, Page 175, Declaration of Covenants and Restrictions recorded in Instrument No. 20210111-0004840 and Amendment recorded in Instrument No. 20210315-0034136, all in the Register's Office of Davidson County, Tennessee.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of March, 2024, by the undersigned.

RICHARDO VAL YBARRA

JENNIFER WALLACE YBARRA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared RICHARDO V. YBARRA and JENNIFER W. YBARRA, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: KATINA H. GAINES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Comm. Exp. 5-5-2027

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409 (a)(1)(C)(vi).