Karen Johnson Davidson County
Batch# 1196633 DEEDWARR
10/22/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241022-0082125

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 18th day of October, 2024. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arnoldo Guox Garcia Irma Ceballos Santiago	CMG MORTGAGE, INC	021-00-0-021.00
6324 Eatons Creek Road	3160 CROW CANYON RD, STE 400	
Joelton, TN 37080	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AYUDA INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARNOLDO GUOX GARCIA AND IRMA CEBALLOS SANTIAGO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 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.

NOTE: The above legal description is not insurable in its present form. A survey will be required due to a lack of specific call information.

Being the same property conveyed to James Robert Vann and wife, Bonnie Ruth Vann by Warranty Deed from Fred Bates and wife, Donnie Bates of record in Book 2813, page 49, Register's Office for Davidson County, Tennessee, dated November 05, 1958 and recorded on November 12, 1958.

Said James Robert Vann died on January 1, 1998, vesting Bonnie Ruth Vann as surviving tenant.

Being the same property conveyed to Kerry Douglas Vann and wife, Marissa B. Vann, a one-half interest by Quitclaim Deed from Bonnie Ruth Vann, a widow, retaining a life estate of record in Instrument No. 20090323-0026266 Register's Office for Davidson County, Tennessee, dated March 20, 2009 and recorded on March 23, 2009.

Said Bonnie Ruth Vann died on July 31, 2019, thereby terminating said life estate.

Being the same property conveyed to Kerry Douglas Vann and wife, Marissa B. Vann, the

remaining one-half interest by Quitclaim Deed from Bonnie Ruth Vann, a widow, reserving a life estate of record in Instrument No. 20100120-005012 Register's Office for Davidson County, Tennessee, dated January 15, 2010 and recorded on January 20, 2010.

Said Bonnie Ruth Vann died on July 31, 2019, thereby terminating said life estate.

Being the same property conveyed to Erin Dias, Trustee of The 6324 Eatons Creek Road Trust by Warranty Deed from Kerry Douglas Vann and wife, Marissa B Vann of record in Instrument No. 20231122-0091143 Register's Office for Davidson County, Tennessee, dated November 21, 2023 and recorded on November 22, 2023.

Being the same property conveyed to Ayuda Investments, LLC by Warranty Deed from Erin Dias, Trustee of The 6324 Eatons Creek Rd Trust of record in Instrument No. 20231128-0091886 Register's Office for Davidson County, Tennessee, dated November 21, 2023 and recorded on November 28, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6324 Eatons Creek Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of October, 2024.

Ayuda Investments LLC, a Tennessee Limited Liability Company

By: _____
Luis Mora, Member

By: _____
Maria Mora, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luis Mora and Maria Mora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Ayuda Investments LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of October, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 18. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028