Prepared by
Record and Return
Chapman and Rosenblatt, PLLC
10 Burton Hills Blvd , Suite 150
Nashville, TN 37215
25-0092

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1271740 DEEDWARR
05/12/2025 10 21 45 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20250512-0037093

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2025

Notary Public

Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexandra Taylor & Ken Taylor 1529 Rachaels Ridge Hermitage, TN 37076		086-04-0C-029.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Omar Arguello and Jacqueline Marko, Trustees of The Arguello-Marko Living Trust dated July 21, 2013

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Taylor, and Ken Taylor, wife and husband

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. 17 on the Plan of Jackson's Grove, Phase Three, of record in Plat Book 9700, Page 988, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Omar Arguello and Jacqueline Marko, as Trustees for The Arguello-Marko Living Trust, dated July 21, 2023 by Quitclaim Deed from Jacqueline Marko and Omar A Arguello, dated 7/21/2023 and recorded 8/28/2023 in Instrument No. 20230828-0067139; and being the same property previously conveyed to Jacqueline Marko, unmarried and Omar A Arguello, unmarried, joint tenants with right of survivorship, by Warranty Deed from Joe J. Bertagnolli, dated 8/29/2013 and recorded 9/3/2013 in Instrument No. 20130903-0092176, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 1529 Rachaels Ridge Hermitage, TN 37076

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2025.

The Arguello-Marko Living Trust dated July 21, 2013

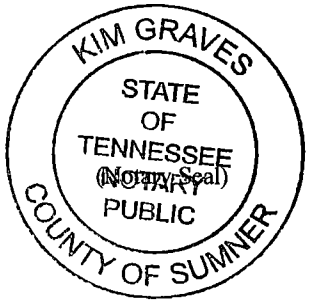
Omar Arguello, Co-Trustee

Jacqueline Marko, Co- Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Omar Arguello and Jacqueline Marko**, Trustees of the Arguello-Marko Living Trust dated July 21, 2013, 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 and official seal at Hendersonville, Tennessee this 9th day of May, 2025.



(Notary Seal)

Notary Public
My Commission Expires. 8-1-28