Karen Johnson Davidson County
Batch# 1275748 DEEDWARR
05/20/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $320.05
20250520-0039700

WARRANTY DEED

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. BC-25-395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 1-5-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raquel Aguilar Galvan and Igor Aguilar	New Owner	050-15-0-041.00
(NAME) 317 Oakview Drive	(NAME) 317 Oakview Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DUE SOUTH GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IGOR IVAN AGUILAR, UNMARRIED AND RAQUEL AGUILAR GALVAN, UNMARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a 1/2" rebar set with cap "Marris 2955." in the southerly right-of-way of Doverside Drive, being the Northeast corner of the Joe & Juanita Spicer property of record in DB-20210618 0082462 R.O.D.C. and being the Northwesterly corner of property being described.

THENCE, with the southerly right-of-way of Doverside Drive, N 72° 08' 50" E 10.12 feet to a concrete right-of-way monument found.

THENCE, S 86° 48' 26" E 42.83 feet to a concrete right-of-way monument found.

THENCE, N 72° 14' 25" E 34.96 feet to a concrete right-of-way monument found.

THENCE, N 72° 14' 25" E 147.04 feet to a 1/2" rebar set with cap "Marris 2955." At the intersection of the southerly right-of-way of Doverside Drive and the westerly right-of-way of Oakview Drive.

THENCE, with the westerly right-of-way of Oakview Drive, S 16° 45' 04" E 107.19 feet to a 1/2" rebar set with cap "Marris 2955."

THENCE, S 03° 22' 01" E 26.76 feet to a mag nail set in a drainage ditch at the intersection of the westerly right-of way of Oakview Drive and the northerly right-of-way of Briley Parkway.

THENCE, with the northerly right-of-way of Briley Parkway, S 72° 06' 08" W 222.10 feet to a mag nail set in a drainage ditch and being the southeast corner of the Joe & Juanita Spicer property.

THENCE, N 18° 19' 45" W 148.94 feet to the POINT OF BEGINNING.

Being the same property conveyed to Due South Group, LLC, a Tennessee limited liability company, from Kimberly S. Tucker, dated May 14, 2025, and recorded in Instrument Number 20250520-0039646, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 0 Doverside Dr, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 14th day of May, 2025.

Due South Group, LLC, a Limited Liability Company

By: _____

Benjamin Michael Pacheco, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Benjamin Michael Pacheco of Due South Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Due South Group, LLC, the within named bargainor, a Limited Liability Company, and that such Benjamin Michael Pacheco of Due South Group, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office, this 14th day of May, 2025.

_____
Notary Signature
My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Amanda Maynor, 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

May 14, 2025.

Date

Affiant Signature

May 20, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20** day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON