NEW OWNER:
Noemi Avila-Zamudio
Luis Zamudio
2306 Ilola St
Nashville, TN 37207

SEND TAX BILLS TO:

~~New Owner~~
New Owner
27 Cloister
Irvine, CA 92602

MAP & PARCEL
070-04-0-216-00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-169

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1281295 DEEDWARR
06/04/2025 07:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,386.50
20250604-0043698

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($645,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Ilolo Partners, LLC Inc., a Tennessee Corporation** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Noemi Avila-Zamudio and Luis Zamudio, wife and husband** ("GranteeS"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the survey prepared for by World Architects and Engineers of record in Instrument No. 20240131-0006932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ilolo Partners, LLC, a Tennessee limited liability company by Quit Claim Deed from Ilolo Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20240206-0008268 in the Register's Office for Davidson County, Tennessee, dated February 5, 2024 and recorded on February 6, 2024.

Being the same property conveyed to Ilolo Partners, LLC, a Tennessee limited liability company by Warranty Deed from Katherine Ezell, an unmarried woman company of record as Instrument No. 20240124-0004776 in the Register's Office for Davidson County, Tennessee, dated January 15, 2024 and recorded on January 24, 2024.

Being also known as 2306 Ilolo Street, Nashville, TN 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 29th day of May, 2025.

Ilolo Partners, LLC Inc., a Tennessee Corporation

By: _____
David Andrew Parker, Member

STATE OF ~~TENNESSEE~~ KY
COUNTY OF WARREN

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **David Andrew Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is of, **Ilolo Partners, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29th day of May, 2025.

_____
NOTARY PUBLIC

My commission expires: 9-1-2026

JESSIE F. VARNER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP55855
My Commission Expires Sep 1, 2026

****

The actual consideration or value, whichever is greater, for this transfer is $ 645,000.00.

DAVID ANDREW BARKER
AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2025.

Jessie F Varner
NOTARY PUBLIC

My commission expires: 9-1-2026

JESSIE F. VARNER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP55855
My Commission Expires Sep 1, 2026

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/29/2025 (date of document).

Affiant Signature

6/3/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 3 day of June, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

