WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289260 DEEDWARR
06/24/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250624-0049688

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Veda Yiborku
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VEDA OLUWAFUMILAYO YIBORKU (NAME)	SAME (NAME)	
801 Ragsdale Ct. (ADDRESS)	(ADDRESS)	108040A06600CO
Nashville, TN 37214 (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, **Argenis Zarate Gutierrez, unmarried, and Francisco Zarate Aquino and Guadalupe Gutierrez Mercado, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veda Oluwafumilayo Yiborku, single woman** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 11 ON THE PLAN OF VILLAGES OF LARCHWOOD, PHASE 2, SECTION 2, 1ST REVISION, OF RECORD IN BOOK 9700, PAGE 530 AND REVISED IN BOOK 9700, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Being the same property conveyed to Argenis Zarate Gutierrez, unmarried and Francisco Zarate Aquino and Guadalupe Gutierrez Mercado, husband and wife, by virtue of that certain Quit Claim Deed dated June 22, 2020, and being of record at Instrument No. 2200623-0067690 and Scriveners Affidavit at Instrument No. 20250128-0006511 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Argenis Zarate Gutierrez, unmarried man by virtue of Warranty Deed dated July 12, 2019 at Instrument No. 20190716-0069155 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved _ property, known as 801 Ragsdale Ct. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of June, 2025.

Francisco Zarate Aquino
Francisco Zarate Aquino

Argenis Zarate Gutierrez
Argenis Zarate Gutierrez

Guadalupe Gutierrez Mercado
Guadalupe Gutierrez Mercado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Argenis Zarate Gutierrez, Francisco Zarate Aquino and Guadalupe Gutierrez Mercado** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of June, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 June 20 2025.

Affiant Signature

6/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of June, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026