WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320224 DEEDWARR
09/09/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20250909-0071992

B-ELAM-25-0504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029 (AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josue Santiago Zubieta Yabar	United Wholesale Mtg	
(NAME)	(NAME)	
504 Galesburg Court	585 South Blvd E	**150 05 0 202.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. CLARK AND SPOUSE, LOUETTA M. CLARK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSUE SANTIAGO ZUBIETA YABAR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 715 on the plan of SECTION 17, EDGE-O-LAKE ESTATES, of record in Plat Book 4460, Page 44, Register's Office for said County.

Said Lot No. 715 fronts 125.0 feet on the Southeasterly margin of Galesburg Court and extends back 100.2 feet on the Northeasterly line and 137.32 feet on the Southwesterly line to a dead line in the rear, measuring 69.60 feet thereon.

Being the same property conveyed to James A. Clark et ux Louetta M. Clark, by Warranty Deed from Eugene H. Crosby et ux Eileen E. Crosby, of record in Book 5232, Page 729, in the Register's Office of Davidson County, Tennessee, dated December 12, 1977 and recorded on December 13, 1977.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 17, EDGE-O-LAKE ESTATES, as recorded in Plat Book 4460, Page(s) 44.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4549, Page 802.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Galesburg Court, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th DAY OF SEPTEMBER, 2025.

James A. Clark

Louetta M. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUETTA M. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 9/5/2025 (date of document).

Affiant Signature

9/9/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 9 day of Sept., 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County