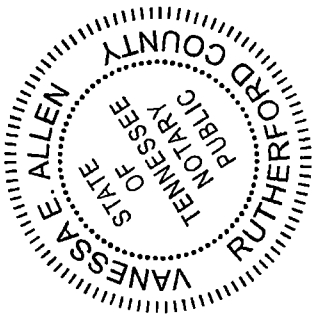
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900 00

Damaya A Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF Sept, 2025

Notary Public

MY COMMISSION EXPIRES 4/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville

Karen Johnson
Batch # 1329580
10/02/2025 01 40 30 PM
Fees $13 00 Taxes $2,034 63

Davidson County
DEEDWARR
2 pgs

20251002-0078607

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
Gracy Properties LLC, a Tennessee limited liability company	Si Hai and Pah Blet	
(NAME) 124 Robert Yoest Drive	(NAME) 807 Emily Drive	162-07-0-164 00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Smyrna TN 37167	
(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, WE, **CARLOS PONCE GOBELLAN, UNMARRIED, AND AGUIRRE ARCELI GARCIA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 part of Josephine Yoest Bess property described in Deed Book 3644, Page 585, Register's Office for Davidson County, Tennessee, described as follows: Beginning on an iron pin located on the east margin of Robert Yoest Drive, said point further described as being the northwest corner of Lot 62 as shown on the recorded plat of Bess Estates, Section Two, as of record in Plat Book 4675, Page 5, R.O.D.C.T.; thence, with said east margin, along a curve having a radius of 745.79 feet, in a northerly direction 162.00 feet to a point; thence, with said east margin N 18 deg. 11' 17" E 7.44 feet to a point; thence, with said east margin, along a curve to the right having a radius of 25.00 feet, in a northeasterly direction 38.96 feet to a point lying in the southern margin of Tusculum Road; thence, with said southerly margin, along a curve to the left having a radius of 799.07 feet, in a southerly direction 84.92 feet to a point; thence, leaving said margin, S 4 deg. 07' 49" W 174.25 feet to a point; thence, with the northerly line of the said Lot 62, N 84 deg. 15' 29" W 137.42 feet to the beginning, containing 0.52 acres, more or less.

Being the same property conveyed to Carlos Gobellan Ponce and Araceli Garcia Aguirre, husband and wife, by Warranty Deed from Payam Ahmadzadegan, a married man, dated May 24, 2016 in Instrument No. 20160526-0053114, Register's Office of Davidson County, Tennessee. Carlos Gobellan Ponce and Araceli Garcia Aguirre have since divorced in the General Sessions Court for Wilson County, docket no. 2024-CD-172.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 124 Robert Yoest Drive, Antioch, TN 37013
(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 29th day of September, 2025

CARLOS PONCE GOBELLAN

AGUIRRE ARCELI GARCIA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Ponce Gobellan and Aguirre Arceli Garcia, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 29th day of September, 2025.

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public