Karen Johnson Davidson County
Batch# 1388106 DEEDWARR
03/04/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260304-0017317

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 385,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of March , 2026.

Notary Public
My commission expires: 3/23/29

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jesus Vazquez Ayala and Rafael Morales Martinez 806 Drummond Drive, Nashville, TN 37211	New Owner	119-12-0 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bay Ventures Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesus Vazquez Ayala, an unmarried man, and Rafael Morales Martinez, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Section Two, Battlewood of record in Plat Book 1835, Page (s) 95 and 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 168 runs 92 feet on the Easterly side of Drummonds Drive and runs back between lines 260.40 feet on the Northerly line and 221.51 feet on the Southerly line to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Clara H. Robinson, unmarried, by Warranty Deed from Rimon G. Maker, married, and Janet Gerges, married, of record in Instrument No. 20160607-0057153 Register's Office for Davidson County, Tennessee, dated June 01, 2016, and recorded on June 07, 2016.

Further, being the same property conveyed to Bay Ventures Inc, a Tennessee Corporation, by Warranty Deed from Clara H. Robinson, an unmarried woman, dated March 1, 2024, and recorded March 5, 2024, of record Instrument No. 20240305-0015238 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and planning documents of record, and to current-year taxes and subsequent years' taxes, a lien not yet due and payable.

This is [X] improved [ ] unimproved property known as 806 Drummond Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of March , 2026.

Bay Ventures Inc., a Tennessee Corporation

By: _____
Blakey Propst, Member

By: _____
Shefa Islam, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Angela Lyles of the state and county mentioned, personally appeared Blakey Propst and Shefa Islam, Members of Bay Ventures Inc., 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 Member and Member of Bay Ventures Inc., the within named bargainor, a Corporation, and that such Blakey Propst and Shefa Islam, Members of Bay Ventures Inc. as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Member and Member.

Witness my hand and seal, at office in Murfreesboro this 2nd day of March, 2026.

_____
Notary Signature
My commission expires:
3/23/30

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **03/02/2026** (date of document).

Jami K Averwater

Affiant Signature

03/03/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **3rd** day of **March**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

