"Re-recorded for the purpose of recording in the correct county. No additional consideration."

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

JULIE WATSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2008

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Sperka	Jason Sperka	72-7-337
(NAME) 1265 Kenmore Place	(NAME) 1265 Kenmore Place	
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Nashville, TN 37216	
(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, Maria Pineda Flores, a single person and, Suyapa M. Nunez, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Sperka and wife, Olivia Sperka, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 20, on the Plan of Section One, Ellis Estates, as shown on plat of record in Plat Book 6200, Page 451, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Maria Pineda Flores, a single personal and Suyapa M. Nunez, a single person, by deed of record in Instrument No. 20020524-0063421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1265 Kenmore Place, Nashville, TN 37216

(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 s

Davidson County DEEDWARR
Recvd: 02/25/05 14:50 2 pgs
Fees:12.00 Taxes:0.00

20050225-0021150

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 604017
Rec'd: 10.00
State: 554.63
Clerk: 1.00
EDP: 2.00
Total: 567.63
Instrument #: 736792
Recorded
2/16/2005 at 9:30 am
in
Record Book 2188 Pgs 362-363

ENTERED
John C. Isbell
PROPERTY ASSESSOR
FEB 16 2005
Davidson Co.
MAP__GP__CTL__PAR__

Witness our hands this 10th day of February, 2005.

Maria Pineda Flores

Suyapa M. Nunez

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 Maria Pineda Flores and Suyapa M. Nunez 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of February, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

My Comm. Expires MAY 28, 2006

Notary Public