Karen Johnson Davidson County
Batch# 208593 DEEDWARR
03/22/2019 09:30:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190322-0026137

Instrument Prepared By, and
When Recorded, Return To:
JANET L. DOBROVOLNY
Attorney at Law
2000 Powell Street, Suite 1605
Emeryville, CA 94608

Mail Property Tax Statements To:
Lisa Marie Erspamer Revocable Trust
3130 Wilshire Blvd., Ste. 600
Santa Monica, CA 90403

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WARRANTY DEED

THIS INDENTURE, made and entered into this 12 day of March, 2019, by and between Lisa Erspamer, unmarried, hereinafter called Grantor, and Lisa Marie Erspamer as Trustee of the Lisa Marie Erspamer Revocable Trust hereinafter called Grantee.

WITNESSETH: That for the consideration of zero dollars ($0.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One of Westhaven of record in Plat book 1130, Page 7 in the Registers Office for Davidson County, Tennessee.

Said Lot No. 13, which is a corner lot, fronts 140.0 feet on the easterly margin of Estes Avenue and fronts 205.0 feet on the southerly margin of Trimble Road, said frontages being joined by a curve having a length of 20.0 feet, and extends back 225.0 feet on the southerly line and 166.0 feet on the easterly line of a point of intersection.

BEING the same property conveyed to Lisa Erspamer, unmarried, by Warranty Deed from Joshua M. Helton, unmarried and Lauren Elizabeth Logue f/k/a Lauren L. Helton, unmarried, dated May 7th 2018 and recorded May 9th 2018 of record in Instrument No. 20180509-0044619, Register's Office for Davidson County, Tennessee.

TAX ID: 13008012200

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantee, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set on any applicable plat of record.

This is improved property, known as 4400 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor, does hereby covenant with said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, unless otherwise herein set out; and that Grantor does further covenant and bind herself, her successors and assigns, to forever warrant and defend the title to the said land to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

Any reference to recorded instruments is reference to the Register's Office in said County.

WITNESS Grantor hand this 13 day of March, 2019.

Lisa Erspamer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13th day of MARCH, 2019, before me personally appeared LISA ERSPAMER, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: 01/03/2023.

RENEE E. SINNOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0.00. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of MARCH, 2019.

Notary Public

My commission expires: 01/03/2023.

RENEE E. SINNOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Lisa Marie Erspamer as Trustee of the
Lisa Marie Erspamer Revocable Trust
4400 Estes Road
Nashville, TN 37215

Person or Entity Responsible for Payment of Taxes:
Lisa Marie Erspamer Revocable Trust
3130 Wilshire Blvd., Ste. 600
Santa Monica, CA 90403

Tax Parcel ID No#: 13008012200