Karen Johnson Davidson County
Batch# 412638 DEEDWARR
06/10/2020 09:55:27 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20200610-0059429

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greate this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 9 day of June 2020.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Olivia Almeraya Espinosa 219 Chilton St Nashville, TN 37211	New Owner	133-02-0-284.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herman Marks, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Olivia Almeraya Espinosa, a married woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Nolan Heights, of record in Plat Book 332, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that part of the property conveyed to Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 4339, page 339, RODC, as follows:

A strip or parcel of land being part of Lot No. 4, on the Plan of Nolen Heights, of record in Plat Book 332, page 122, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 4 fronts 50 feet on the present southerly margin of Antioch Pike and runs back parallel lines 8.50 feet to points on the new relocated southerly margin of Antioch Pike on which it measures 50 feet thereon, the same being parallel to and 30 feet from the new relocated centerline of Antioch Pike.

Being the same property conveyed to Herman Marks, unmarried, by Warranty Deed from R. C. Lamb and wife, Marry Ann Lamb, dated July 9, 1998 of record in Book 11015, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 319A Antioch Pike, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 9th day of June, 2020.

Herman J. Marks

Herman Marks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Herman Marks,** the bargainor(s), 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 at Brentwood, Tennessee, this the 9th day of June, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020056669

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020