PREPARED BY & SEND RECORDED DEED TO:
EDWARD R. CAINGLIT, ESQ.
31355 OAK CREST DR. #125
WESTLAKE VILLAGE, CA 91361

Karen Johnson Davidson County
Batch# 436869 DEEDQC
07/14/2020 09:17:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200714-0076685

MAIL TAX BILLS TO:
Maritza Bazabal Esparra
912 W 18th St, #3A
San Pedro, CA 90731

QUIT CLAIM DEED

$10 CONSIDERATION
Parcel No.: 086 04 0B 007.00C0

EXEMPT FROM AFFIDAVIT OF VALUE – QUIT CLAIM LESS THAN $50

This Deed is made this 26th day of June, 2020 by and between **Maritza Esparra, also known as Maritza Bazabal Esparra** "Grantor", of 912 W 18th St, #3A, San Pedro, California 90731, for and in consideration of the sum of $10 receipt which is hereby acknowledged, have quitclaimed, and by this instrument does quitclaim, to **Maritza Bazabal Esparra, Trustee of The Maritza Esparra Trust dated June 24, 2020**, "Grantee", of 912 W 18th St,#3A, San Pedro, California 90731, all right, title and interest in and to the real property situated in Davidson County, State of Tennessee, and described as:

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Grantor grants, to have and to hold, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to her heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives, or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

And being the property conveyed unto the grantors by Deed recorded December 4, 2019, Instrument #20191204-0124699 among the land records of Wilson County, Tennessee.

Dated: June 24, 2020

Maritza Bazabal Esparra

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On June 24, 2020 before me, Linette Jimenez a Notary Public personally appeared Maritza Bazabal Esparra, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

LINETTE JIMENEZ
Notary Public - California
Los Angeles County
Commission # 2318149
My Comm. Expires Jan 7, 2024

EXHIBIT "A"

BEING LOT NO. 8 ON THE PLAN OF SECTION ONE, SUNSET OAKS, OF RECORD IN PLAT BOOK 7900, PAGE 600, AND SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED IN BOOK 9092, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 7900, PAGE 600 AND SURVEYOR'S CERTIFICATE OF CORRECTION BOOK 9092, PAGE 376, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN BOOK 9082, PAGE 567 AND FIRST AMENDMENT TO THE BY-LAWS RECORDED AS INSTRUMENT 201602090012575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EASEMENT RECORDED IN BOOK 9229, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ARTICLES OF INCORPORATION OF SUNSET OAKS PROPERTY OWNERS ASSOCIATION OF RECORD IN INSTRUMENT 199912070300671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD.

COMMONLY KNOWN AS: 409 SUNSET COURT, HERMITAGE, TENNESSEE 37076
PARCEL ID: 086 04 0B 007.00

OATH OF CONSIDERATION

Dated: June 24, 2020

I, Maritza Bazabal Esparra hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Maritza Bazabal Esparra, Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me this 24th day of June, 2020, by Maritza Bazabal Esparra, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature _____

LINETTE JIMENEZ
Notary Public - California
Los Angeles County
Commission # 2318149
My Comm. Expires Jan 7, 2024