Karen Johnson Davidson County
Batch# 454619 DEEDWARR
08/12/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20200812-0089537

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Stewart	Legacy Home Loans LLC	
(NAME)	(NAME)	08111057000
1635 11th Avenue N	4004 Hillsboro Pike, Ste 216 B	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville TN 37215	
(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, **Martin L. Espinosa and wife, Renita J. Weems and Savannah Espinosa, a single person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Stewart, an unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 103 on the Plan of D T McGavock and Others Addition of record in Book 21, Page 41, 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. 103 fronts 50 feet in the West side of 11th Avenue, North, formerly Tilden or Filmore Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Martin L. Espinosa, Renita J. Weems and Savannah Espinosa by Quitclaim Deed from Trinii Enterprises, LLC of record in Instrument No. 20180917-0092130, Register's Office for Davidson County, Tennessee, dated September 17, 2018 and recorded on September 17, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Trinii Enterprises, LLC by Quitclaim Deed from Martin Espinosa of record in Instrument No. 20160129-0009096, Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on January 29, 2016. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Martin L. Espinosa DBA Trini Enterprises, LLC by Warranty Deed from Stephen D. Elkins of record in Instrument No. 20151210-0124544, Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 10, 2015. (Value or consideration as shown in aforementioned deed $117,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 21, Page 41 and in Instrument No. 20171128-0121238, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1635 11th Ave N Nashville, TN 37208
(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 shall be applicable to all genders.

Witness my hand this 7th day of Aug, 2020.

Martin L. Espinosa

Martin L. Espinosa

Renita J. Weems

Renita J. Weems

Savannah Espinosa

Savannah Espinosa

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Martin L. Espinosa, Renita J. Weems,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of Aug, 2020.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Savannah Espinosa** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of Aug, 2020.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY