This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $249,900.00.

X Abrianna Satavia Means
Affiant

Subscribed and sworn before me this the 10 day of December, 2020.

Lee A. Cohen
Notary Public
My commission expires: 5/2/20

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 531392 **DEEDWARR**
12/11/2020 03:08:47 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20201211-0145895

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Abrianna Satavia Means	Wells Fargo Bank, N.A.	172-08-A 119.00
209 Collinwood Corner	2701 Wells Fargo Way,	
Antioch, TN 37013	Minneapolis, MN 55467-8000	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUAN RAMIRO VASQUEZ, SUCCESSOR TRUSTEE OF THE ESPINOZA FAMILY TRUST DATED JUNE 19, 2018, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ABRIANNA SATAVIA MEANS, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Hunters Branch, Section Two-A, of record in Plat Book 6250, Page 819, and as amended in Book 6815, Page 77, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Efrain A. Espinoza and Marianela R. Espinoza, Co-Trustees of The Espinoza Family Trust dated June 19, 2018, by deed from Marianela R. Espinoza, married, dated 07/13/2018, of record in Instrument No. 20180716-0068746, said Register's Office.

Also being the same property conveyed to Marianela Espinoza by deed from Stacey Gluck Talton (formerly known as Stacey Gluck), dated 09/11/2014, of record in Instrument No. 20140916-0084978, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 209 Collinwood Corner, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 10th day of December, 2020.

The Espinoza Family Trust dated June 19, 2018

Juan Ramiro Vasquez, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Juan Ramiro Vasquez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the SUCCESSOR TRUSTEE of the within named bargainor, The Espinoza Family Trust dated June 19, 2018, and that he, as such SUCCESSOR TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Espinoza Family Trust dated June 19, 2018, by the said Juan Ramiro Vasquez as such SUCCESSOR TRUSTEE.

Witness my hand and official seal this 10th day of December, 2020.

My commission expires: 9-6-22

Notary Public

