Karen Johnson Davidson County
Batch# 591681 DEEDWARRSP
03/12/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20210312-0033565

SPECIAL WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Cao Nguyen Esparza and Cruz Esparza, wife and husband 1720 Delta Ave Nashville, TN 37208	Indecomm Global Services FD IL 9600 1427 Energy Park Drive St. Paul, MN 55108	081-08-3K-013.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **March Developments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth Cao Nguyen Esparza and Cruz Esparza, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of The Artisan North Townhomes (formerly Delta Avenue Townhomes), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180807-0077637, amended and restated in Instrument 20190823-0084867, further amended in Instrument 20191122-0120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree dated 10/04/1996, from the Clerk and Master, of record in Book 10227, Page 989, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 1720 Delta, LLC, a Tennessee limited liability company by Quitclaim Deed dated 05/23/2017, from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument 20170525-0052115, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim Deed dated 03/29/2018, from 1720 Delta, LLC, a Tennessee limited liability company, of record in Instrument 20180402-0030170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1720 Delta Ave, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 11th day of March, 2021.

March Developments, LLC

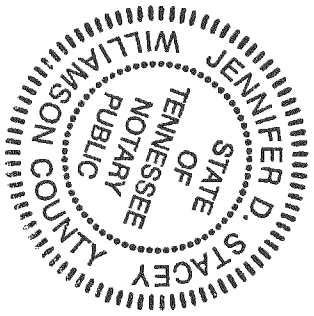
BY: _____
Thomas Pearson
Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC, the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Thomas Pearson as such Manager.

Witness my hand and official seal, this the 11th of March, 2021.

_____
Notary Public
My Commission Expires: 10/3/21



True Copy Certification

I, Tracey Boshears, 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 herewith 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

