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 Williamson

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 10th day of June, 2021.

Notary Public
My commission expires:



Karen Johnson Davidson County
Batch# 655894 **DEEDWARR**
06/14/2021 11:32:07 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210614-0079730

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rebekah Jones	Pinnacle Bank	133-16-0 240.00
4842 B Jonquil Drive	PO Box 702726	
Nashville, TN 37211	Dallas, TX 75370	

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, JESUS ESPARZA RODRIGUEZ, AND ERIKA DIAZ GARCIA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REBEKAH JONES, MARRIED WOMAN, 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. 2 on the Plan of M. D. Hale Property, of record in Plat Book 6050, Page 191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesus Esparza Rodriguez, by deed dated 10/27/2017, from Berfalia Barahona, of record in Instrument No. 20171030-0110686, Register's Office for said County.

Erika Diaz Garcia, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4842 B Jonquil Drive, 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 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 _____ day of June, 2021.

Jesus Esparza Rodriguez

Jesus Esparza Rodriguez

Erika Diaz Garcia

Erika Diaz Garcia

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesus Esparza Rodriguez, and Erika Diaz Garcia ,with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2021.

My commission expires:

Notary Public

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023