RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115173

Karen Johnson Davidson County
Batch# 689276 DEEDWARR
08/03/2021 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.13
20210803-0104085

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Torres Espinoza and Meagan Elaine Lutz 926 31st Avenue Nashville, TN, 37209	Same address as new owner	092-06-0-707.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($484,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. CHERRY, ANN M. CHERRY AND ZACHARY L. TAYLOR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTHONY TORRES ESPINOZA, AN UNMARRIED MAN AND MEAGAN ELAINE LUTZ, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block 15, on the plat of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James R. Cherry, Ann M. Cherry, and Zachary L. Taylor from G. Co. Investments, LLC, a limited liability company, by Warranty Deed dated July 19, 2019 and recorded July 26, 2019 in Instrument #20190726-0073579, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from G. Co. Investments, LLC by Quitclaim Deed dated July 11, 2018, and recorded July 18, 2018 in Instrument #20180718-0069871, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from First Home Financial, LLC by Quitclaim Deed dated December 29, 2016, and record December 30, 2016 in Instrument #20161230-0137699, said Register's Office.

Being a portion of the same property conveyed to First Home Financial, LLC from G. Co. Investments, LLC by Quitclaim Deed dated May 10, 2016, and recorded May 12, 2016 in Instrument #20160512-0047368, said Register's Office.

Being a portion of the same property conveyed to Michael Stewart and Andre Johnson from Urban Property Concepts, LLC by Quitclaim Deed dated August 12, 2010, and recorded August 16, 2010 in Instrument #20100816-0064421, said Register's Office. Said property conveyed to G. Co. Investments, LLC by Final Decree Confirming Sale for delinquent taxes, Instrument #20150331-0027766.

Being a portion of the same property conveyed to Urban Property Concepts, LLC from Chris Flowers, a married person, by Warranty Deed dated February 14, 2007, and recorded February 14, 2007 in Instrument #20070214-0018809, said Register's Office.

The address of the herein described property is believed to be 926 31st Ave, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of July, 2021.

JAMES R. CHERRY

ANN M. CHERRY

ZACHARY L. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James R. Cherry, Ann M. Cherry and Zachary L. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of July, 2021.

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2021 (date of document).

Jennifer L. Pennell

July 16, 2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022