Karen Johnson Davidson County
Batch# 694320 DEEDWARR
08/11/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210811-0108139

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Bernardo C Blasucci
Affiant

Subscribed and sworn to before me, this 10th day of August, 2021.

Jennifer Russell
Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jesus Esparza Rodriguez	**Tristar Bank**	**173100A09000CO**
3129 Barnes Bend Drive	719 E. College St.	
Antioch, TN 37013	DICKSON, TN 37055	

FOR AND IN 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 ACKNOWLEDGE, WE,

Stacy W. Perry, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesus Esparza Rodriguez , unmarried a

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 66 on the Plan of Section 1, Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stacy W. Perry and Sucy Nieves, husband and wife, by Warranty Deed from Steve Ray Cravens and wife, Deborah K. Rocha, dated December 15, 2017, of record in Instrument No. 20171220-0129676, Register's Office for Davidson County, Tennessee. Sucy Nieves conveyed her interest in subject property to Stacy W. Perry, by Quitclaim Deed dated August 9, 2019, of record in Instrument No. 20190814-0081241, Register's Office for Davidson County, Tennessee. Sucy Nieves enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3129 Barnes Bend Drive, 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 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 in 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.

_____ Date: 8/06/2021.
Stacy W. Perry

_____ Date: 8/06/2021
Sucy Nieves

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Stacy W. Perry and Sucy Nieves, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Angela Grace Vance, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on

8/6/21.

Date

Affiant Signature

8/6/21

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 6 day of August, 2021.

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

