Karen Johnson Davidson County
Batch# 762572 DEEDWARR
11/30/2021 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.82
20211130-0157549

Name and Address of New Owner:
Anthony Torres Espinoza and Meagan Elaine Lutz
2914 Clare Avenue
Nashville, TN, 37209

Send Tax Bills To:
Anthony Torres Espinoza and Meagan Elaine Lutz
2914 Clare Avenue
Nashville, TN, 37209

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 092-06-0-148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James R. Cherry, Jr. and Ann M. Cherry, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony Torres Espinoza, An Unmarried Woman AND Meagan Elaine Lutz, An Unmarried Woman, Joint Tenancy With Right Of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, the westerly 36-1/2 feet of Lot 1, of Block No. 14, on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee. SAID part of Lot No. 1 fronts 36-1/2 feet on the northerly margin of Clare Street and extends back 116 feet, more or less, on the easterly and 116 feet on the westerly line, with the easterly margin of 30th Avenue North, formerly Garnet Street, to an alley measuring 36-1/2 feet thereon.

Being the same property conveyed to James R. Cherry Jr. and Ann M. Cherry, from Leon Mathis and wife, Linda F. Mathis, by Warranty Deed dated 06/14/2019 and recorded 07/09/2019 in Instrument No. 20190709-0066600, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2021.

_____(SEAL)
James R. Cherry, Jr.

_____(SEAL)
Ann M. Cherry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2021, before me personally appeared James R. Cherry, Jr. and Ann M. Cherry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of November, 2021.

_____
Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,222.01, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
James R. Cherry, Jr.

_____
Ann M. Cherry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

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 11/19/21 (date of document).

Jennifer L. Pennell

11/19/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of November, 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