NEW OWNER:
SPECIALIZED TRUST COMPANY CUSTODIAN
FBO LESA BANTA SEP IRA
410 Terry Place
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0405

Map & Parcel
07510003800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 839230 DEEDWARR
04/13/2022 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220413-0043094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GERARDO SALAZAR and BLANCA SALAZAR, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SPECIALIZED TRUST COMPANY CUSTODIAN FBO LESA BANTA SEP IRA,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 221 of Hermitage Estates, as shown by plat and survey of record in Plat Book 3300, Pages 70 and 71, of the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GERARDO SALAZAR and wife, BLANCA SALAZAR, by Warranty Deed from Frank T. Maddux, Jr. and wife, Holly Maddux, dated August 31, 2004, and of record in Instrument No. 20040903-0107276, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **410 TERRY PLACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Pages 70 and 71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of April, 2022.

GERARDO SALAZAR

BLANCA SALAZAR

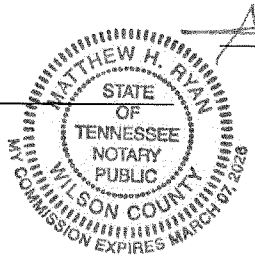
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GERARDO SALAZAR and BLANCA SALAZAR**, 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 official seal at office this 8th day of April, 2022.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.**

AFFIANT

Sworn to and subscribed to before me this 8th day of April, 2022.

NOTARY PUBLIC

My commission expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 48, 2022.

Affiant
Date: April 11, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

