Karen Johnson Davidson County
Batch# 853307 DEEDWARR
05/11/2022 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20220511-0053566

Name and Address of New Owner:
Esperanza Properties LLC
879 Gwill Rd
Mt. Juliet, TN 37122

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 133-12-0-235.00

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, **Property Link LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Esperanza Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Three, Greenwood Hills of record in Plat Book 5050, Page 10, 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 Property Link, LLC, a Tennessee Limited Liability Company by QuitClaim deed from Steven Michael Vollman of record in Instrument No. 20200618-0064547 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 18, 2020.

Being also known as 4001 Scotwood Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 29th day of April, 2022.

Property Link LLC, a Tennessee Limited Liability Company

By: _____
Steven M. Vollman, Sole Member

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, a Notary Public of the state and county mentioned, personally appeared Steven M. Vollman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Property Link LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 29th day of April, 2022.

_____
Notary Signature
My commission expires: 4/27/2025

BARBARA L. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-27-2025

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 $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 29th day of April, 2022.

Notary Signature
My commission expires: 4/27/2022

BARBARA L. COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-27-2025

Certificate of Authenticity

I, Nick Harris, 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 4/29/2022.

Date

Affiant Signature

4/29/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY