Karen Johnson Davidson County
Batch# 860474 DEEDWARR
05/23/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20220523-0059358

Prepared By & Return To:
Tennessee Title Services LLC-Dickson
207 North Main Street
Dickson, TN 37055
D-22-1779

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Maritza Bazabal Esparra
Affiant

LATOYA LACY MEEKS
COMM. #2243031
Notary Public - California
Los Angeles County
My Comm. Expires June 13, 2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2022

Notary Public

Commission Expires: 6-13-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Marie Dryer 409 Sunset Court Hermitage, TN 37076	Same	086-04-0B-007.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Maritza Bazabal Esparra, Trustee of The Maritza Esparra Trust dated June 24, 2020
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kimberly Marie Dryer, an unmarried individual
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:

Being Lot No. 8 on the Plan of Section One, Sunset Oaks, of Record in Plat Book 7900, Page 600, and Surveyor's Certificate of Correction Recorded in Book 9092, Page 376, Register's Office for Davidson County, Tennessee, to Which Plat Reference Is Hereby Made for a More Complete Description.

Being the same property conveyed to Maritza Esparra, an unmarried woman by Warranty deed from Keith D. Jefferson and wife, Angie E. Jefferson of record in Instrument No. 20191204-0124699 Register's Office for Davidson County, Tennessee, dated December 02, 2019 and recorded on December 04, 2019. (Value of consideration shown in aforementioned deed $295,000.00.)

Being the same property conveyed to Maritza Bazabal Esparra, Trustee of The Maritza Esparra Trust dated June 24, 2020 by Quitclaim deed from Maritza Esparra, also known as Maritza Bazabal Esparra of record in Instrument No. 20200714-0076685 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on July 14, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 409 Sunset Court, Hermitage, TN 37076

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 so 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 is 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.

Dated this the 13 day of May, 2022.

The Maritza Esparra Trust dated June 24, 2020

By: Maritza Bazabel Esparra
Maritza Bazabel Esparra, Trustee

STATE OF California
COUNTY OF Los Angeles

On this 13 day of May, 2022, before me personally appeared Maritza Bazabel Esparra, Trustee of The Maritza Esparra Trust dated June 24, 2020, 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 13th day of May, 2022.

Notary Signature
My commission expires: 6-13-2022

LATOYA LACY MEEKS
COMM. #2243031
Notary Public - California
Los Angeles County
My Comm. Expires June 13, 2022

NRO1 NRO1

Tennessee Certification of Electronic Document

I, Lindy Binkley, 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 5/13/2022 (date of document).

Affiant Signature

5/17/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL

