Karen Johnson Davidson County
Batch# 887347 DEEDWARR
07/12/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.43
20220712-0079782

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 221733	STATE OF TENNESSEE COUNTY OF Montgomery The actual consideration or value, whichever is greater, for the transfer is $313,900.00. Affiant Subscribed and sworn before me, this 24th day of June, 2022. Notary Public My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
INSPICARE LLC 4236 Hillsboro Pike, #330 Nashville, TN 37215	New Owner	Map/Parcel: 086 07 0/041.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **JACQUELINE ESTRADA and MARTIN ESTRADA, WIFE AND HUSBAND**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **INSPICARE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 25, on the plan of Phase 1, Section Two, Jackson's Retreat, of record in Plat Book 5200, Page 334-335, and amended in Book 5972,Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed from Jeremy A. Kirkland and Joel G. Griese to Jacqueline Estrada and Martin Estrada, by Warranty Deed dated the 15th day of November, 2021, of record in Instrument Number 20211122-0154555, Register's Office for Davidson County, Tennessee. Prior conveyance from Jonathan A. Kirkland to Jeremy A. Kirkland and Joel G. Griese by Quit Claim Deed dated the 10th day of June, 2017, of record in Instrument Number 20170615-0059995, Register's Office for Davidson County, Tennessee.

This is improved property known as 1040 JACKSONS VALLEY RD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2022.

X _____
JACQUELINE ESTRADA

X _____
MARTIN ESTRADA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **JACQUELINE ESTRADA and MARTIN ESTRADA,** known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 24th day of June, 2022.

_____
Notary Public
My Commission Expires: 10/2/25

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/24/2022.

Affiant Signature

7/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/5/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON