Karen Johnson Davidson County
Batch# 899640 DEEDQC
08/05/2022 12:18:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220805-0089340

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid the receipt of which is hereby acknowledged, the undersigned, MARITZA B. ESPARRA, an unmarried woman, has this day bargained, sold, quitclaimed and conveyed and by these presents does hereby bargain, sell, quitclaim and convey unto MARITZA BAZABAL ESPARRA, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE MARITZA ESPARRA TRUST DATED JUNE 24, 2020, AND ANY AMENDMENTS THERETO, and unto its heirs and assigns, all of her interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Pian of Section Four, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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.

BEING the same property conveyed to Maritza B. Esparra, an unmarried woman, by Warranty Deed of Tiffany R. Huff and James D. Huff, wife and husband, dated November 10, 2020, and of record in Instrument No. 20201124-0137829, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has caused her hand to be set on this 15 day of July, 2022.

Maritza B Esparra
MARITZA B. ESPARRA

This instrument prepared by: Carroll Anderson & Foust, LLP, 918 West First North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mrk

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public in and for the state and county aforesaid, MARITZA B. ESPARRA, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 15 day of July, 2022.

NOTARY PUBLIC

My commission expires: 5/9/26

SARA COTTINGHAM
Notary Public - California
Los Angeles County
Commission # 2400670
My Comm. Expires May 9, 2026

MARITZA BAZABAL ESPARRA, TRUSTEE, OF HER SUCCESSORS IN INTEREST, OF THE MARITZA ESPARRA TRUST DATED JUNE 24, 2020, AND ANY AMENDMENTS THERETO; 912 W 18th Street Unit 3A, San Pedro, California 90731
NAME AND ADDRESS OF PROPERTY OWNER(S)

(SAME)
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

064-16-0D-228.00
TAX PARCEL IDENTIFICATION NO.

This instrument prepared by: Carroll Anderson & Foust, LLP, 918 West First North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mrk

I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is $0.

Maritza B Esparza
Affiant

Subscribed and sworn to before me this 15 day of July, 2022.

Sara Cottingham
NOTARY PUBLIC

My commission expires: 5/9/26



This instrument prepared by: Carroll Anderson & Foust, LLP, 918 West First North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mrk