Karen Johnson Davidson County
Batch# 902076 DEEDWARR
08/11/2022 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220811-0091451

0288

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227322

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$380,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 4th day of August, 2022.

Notary Public
My Commission Expires: 4/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 4th day of August, 2022, among:

ESPERANZA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSE CESAR MENDOZA AND MICAELA MENDOZA, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

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 Steven Michael Vollman and wife, Heather D. Vollman by Warranty deed from Claudia I. Avila-Lopez, a married woman of record in Instrument No. 20161004-0104823 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

Being the same property conveyed to Property Link, LLC by Quitclaim deed from Steven Michael Vollman and wife, Heather D. Vollman of record in Instrument No. 20170316-0025541 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 16, 2017.
Being the same property conveyed to Steven Michael Vollman by QuitClaim deed from Property Link, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200511-0048576 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 11, 2020.

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 the same property conveyed to Esperanza Properties LLC, a Tennessee limited liability company by Warranty deed from Property Link LLC, a Tennessee limited liability company of record in Instrument No. 20220511-0053566 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 11, 2022.

Being also known as

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Esperanza Properties, LLC, a Tennessee limited liability company

BY: _____
Maria Esperanza Lopez, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Maria Esperanza Lopez**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Sole Member of **Esperanza Properties, LLC, a Tennessee Limited Liability Company**.

Witness my hand and official seal this 4 day of August, 2022.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Jose Cesar Mendoza
Address: 4001 Scotwood Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 133-12-0-235.00

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/4/22 (date of document).

Jill Swicegood
Affiant Signature

8/11/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

