Karen Johnson Davidson County
Batch# 916824 DEEDWARR
09/14/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220914-0102657

WARRANTY DEED

BS-P-22-3010

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Shannon Grant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Katelyn Taylor
Notary Public

MY COMMISSION EXPIRES: 9.16.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raul Espinosa and Maria Elena Aguirre Trustees of the Espinosa Family Revocable Trust Dated 05/30/2007	**New Owner**	
(NAME) **PO BOX 1551**	(NAME) PO Box 1551	**092-09-0-089.00**
(ADDRESS) **Downey, CA 90240**	(ADDRESS) Downey, CA 90240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRUE RENTALS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAUL ESPINOSA AND MARIA ELENA AGUIRRE TRUSTEES OF THE ESPINOSA FAMILY REVOCABLE TRUST DATED 05/30/2007,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee described as follows to wit:

Being Lot No. 17 on the Map of G. E. Jackson's Subdivision of the Marable Lot of record in Book 161, Page 86, Register's Office for said County.

Said Lot fronts 39 feet on the North side of Locust Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Robert G. wiley Sr., by Warranty deed from Michael E. Collier of record in Instrument No. 20130124-0007740 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on January 24, 2013.

Being the same property conveyed to Wiley & Wiley, LLC by Quitclaim deed from Robert G. Wiley Sr., of record in Instrument No. 20130307-0022838 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on March 7, 2013.

Being the same property conveyed to True Rentals, LLC by Warranty deed from Wiley and Wiley LLC of record in Instrument No. 20211013-0137764 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 13, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3010 Indiana Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2022.

True Rentals, LLC

BY: _____
Abram Brennan Mitchell, Jr.
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAM BRENNAN MITCHELL, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TRUE RENTALS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Shannon Gilbert, 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 9.9.22 (date of document).

Shannon Gilbert
Affiant Signature

9.14.22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of September, 2022.

Katelyn Taylor
Notary's Signature

MY COMMISSION EXPIRES: 9.16.23

NOTARY'S SEAL

