Karen Johnson Davidson County
Batch# 1046558 DEEDWARR
09/06/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230906-0069789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of September, 2023.

(Affix Seal) Notary Public

My Commission Expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

2023-08-1155

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eduardo Plaza Javier and Santiago De La Rosa 2578 Willow Branch Dr Nashville, TN 37217-3808	OWNER	Map/Parcel 182-00-0-064

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesus Esparza-Rodriguez, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Eduardo Plaza Javier and Santiago De La Rosa**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, described as follows to wit:

Being property situated along the Southerly margin of Old Hickory Boulevard in the 2nd Civil District of Davidson County, Tennessee. Said property being known as Job #14040 and more particularly described according to a survey made by Vester Land Surveying on September 2, 2014, as follows:

Beginning at a concrete monument old in the Southerly margin of Old Hickory Boulevard, Said monument being the Northeast corner of the property conveyed to David Lee Neely and wife, Patricia Ann Neely, by deed of record in Book 7805, Page 922, R.O.D.C., TN and the Northwest corner of the herein described tract. Thence with the margin of said road South 85° 55' 49" East, a distance of 223.81 feet to an iron pin old. Said pin being the Northwest corner of the property conveyed to Nicole Goeser by Document #20110524-0039772 R.O.D.C., TN. Thence leaving the margin of said road with the line of Goeser South 03° 19: 53" West, a distance of 1023.54 feet to an iron pin old in a fence; Thence with the line of Steve Eatherly (Document #20121228-0120237 R.O.D.C., TN) North 89° 49' 13" West, a distance of 222.77 feet to an iron pin old at a corner post; Thence with the line of Neely North 03° 15' 25" East, a distance of 1038.67 feet to the point of beginning. Containing 5.28 acres more or less.

The above described property is subject to an easement for a barn encroachment being described as follows:

Beginning at a concrete monument old in the Southerly margin of Old Hickory Boulevard, said monument being the Northeast corner of the property conveyed to David Lee Neely and wife, Patricia Ann Neely by deed of record in Book 7805, Page 922, R.O.D.C., TN. Thence South 3° 15' 25" West, a distance of 377.02 feet to the true point of beginning; thence South 61° 57' 12" East, a distance of 35.17 feet to a point; thence South 27° 22' 49" West, a

distance of 78.12 feet to a point; thence North 03° 15' 25" East, a distance of 86.04 feet to the point of beginning. Containing 0.03 acres or 1373.5 square feet more or less.

Being the same property conveyed to Jesus Esparza Rodrigues, unmarried by Warranty deed from Alvaro Balderas-Martinez, unmarried of record in Instrument No. 20210818-0111877 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 18, 2021. See Scrivener's Affidavit correcting the Grantee's surname to Rodriguez in Instrument No. 20230901-0068902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 13585 Old Hickory Boulevard, Nashville, TN 37013 .

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind himself, his heirs and assigns, 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.

Effective the 5th day of September, 2023:

Jesus Esparza-Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of September, 2023, before me personally appeared Jesus Esparza-Rodriguez, 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 5th day of September, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/5/23.

Date

Affiant Signature

9/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of September, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025