Karen Johnson Davidson County
Batch# 1047624 DEEDWARR
09/08/2023 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230908-0070544

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-2763

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of September, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ismael Espejo-Lara 117 Shoemaker Drive Antioch, TN 37013	NEW OWNER 117 SHOEMAKER DR. ANTIOCH, TN 37013	150-14-0A-116.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Danny Moss and Staci Moss, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ismael Espejo-Lara

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 733 on the Plat of Final Plat of Calumet - Phase Seven, of record in Plat Book 9700, Page 628, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Danny Moss, married by Warranty deed from James T. McLean, Sr., unmarried of record in Instrument No. 20010328-0029606 Register's Office for Davidson County, Tennessee, dated March 27, 2001 and recorded on March 28, 2001.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 117 Shoemaker Drive, Antioch, 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 we so covenant with the said GRANTEES 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 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.

Dated this the 6th day of September, 2023.

Danny Moss

Staci Moss

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of September, 2023, before me personally appeared Danny Moss and Staci Moss, 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 ~~31st~~ 6th day of ~~August~~ September, 2023. MB

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 9/6/23.

Affiant Signature

9/8/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of September, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON