Karen Johnson Davidson County
Batch# 1073869 DEEDWARR
11/21/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20231121-0090374

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

File Number: TN-23-1623

State of Tennessee
County of ~~Rutherford~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2023.

Notary Public
My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number: 041-15-0-077.00
Marilyn Grace Jenkins	Churchill Mortgage Corp	
1322 Bellshire Terrace Drive	1749 Mallory Lane, Ste 100	
Nashville, TN 37207	Brentwood TN 37027	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juan Manuel Taperia and Violeta C. Espinoza, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marilyn G. Jenkins, unmarried woman**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 15-A, on the Plan of Zone Lot Division, Lots 15,18, Thru 22, Bellshire Terrace, Section one, Phase Two, of record in Plat Book 6900, Page 474, Zone Lot Plan, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Juan Manuel Taperia and Violeta C. Espinoza, husband and wife, by Quitclaim Deed from Juan Manuel Taperia, married, dated July 14, 2015 recorded 20150716-0069232, in Register's office of Davidson County, Tennessee. Previously said property conveyed to Juan Manuel Taperia, unmarried, by Warranty Deed from Denis Palma, a single man, dated June 20, 2003 of record in instrument number 20030701-0091125, Register's office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1322 Bellshire Terrace Drive, Nashville, TN 37207.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 17th day of November, 2023.

JUAN MANUEL TAPERIA
Juan Manuel Taperia

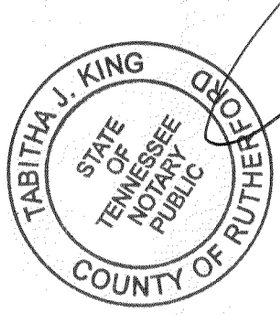
Violeta C. Espinoza
Violeta C. Espinoza

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Juan Manuel Taperia and Violeta C. Espinoza** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 17th day of November, 2023.

Notary Public at Large
My Commission Expires: 2-22-25



True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of November, 2023.

Affiant Signature

Date 11/20/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027