Karen Johnson Davidson County
Batch# 1153733 DEEDWARR
07/02/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240702-0049874

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-22635-24

WARRANTY DEED

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of June 2024

NOTARY PUBLIC

My commission expires: 11.17.24

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Arturo Pineda Calderon and Hilda Sarah Nunez Larios 4920 Barclay Square Drive, Antioch, TN 37013	Same address as new owner	149-05-0-105

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JORGE ESPINO, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JORGE ARTURO PINEDA CALDERON AND SPOUSE HILDA SARAH NUNEZ LARIOS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Lot 125 on the Plan of SECTION ONE, TERRAGON TRAILS, of record in Plat Book 4860, Page 61, Register's Office for Davidson County, Tennessee. Said Lot 125 fronts 60 feet on the Northeasterly margin of Barclay Drive and extends back 140 feet between parallel lines to a deed line.

Being the same property conveyed to Jorge Espino husband Regina Espino wife, by Special Warranty Deed from Countrywide Home Loans, Inc., of record in Instrument No. 20040102-0000789, in the Register's Office of Davidson County, Tennessee, dated November 11, 2003, and recorded on January 02, 2004. The said Regina Espino died on October 15, 2021, leaving Jorge Espino as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 4920 Barclay Square Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 27th day of June, 2024

GRANTOR(S)

Jorge Espino

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Jorge Espino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of June, 2024.

Notary Public

Julie Coone

Printed Notary Name

My commission expires: 10-24-27

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Katie Smith, 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

6/27/24.

Date

Affiant Signature

6/27/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

My Commission Expires: 11/7/24

Date

Notary's Seal (if on paper)

