Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3054

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Karen Johnson
Batch # 1156325
07/10/2024 10:35:50 AM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20240710-0051659

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2024

Notary Public

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patricia J. Childers 1020 Birchwood Drive Morganton, GA 30560	New Owner	064-16-0D-228.00-CO

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,

Maritza Bazabal Esparra, Trustee of The Maritza Esparra Trust dated June 24, 2020

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

Patricia J. Childers, unmarried

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. 130 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maritza B. Esparra, an unmarried woman by Warranty Deed from Tiffany R. Huff and James D. Huff, wife and husband of record in Instrument No. 20201124-0137829 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020.

Being the same property conveyed to Maritza Bazabal Esparra, Trustee, or her successors in interest, of The Maritza Esparra Trust dated June 24, 2020, and any amendments thereto by Quitclaim Deed from Maritza B. Esparra, an unmarried woman of record in Instrument No. 20220805-0089340 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on August 05, 2022.

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: 3101 Remington Park Ct, Hermitage, TN 37076

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 8th day of July, 2024.

The Maritza Esparra Trust dated June 24, 2020

By: Maritza Bazabal Esparra
Maritza Bazabal Esparra, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 2024, before me personally appeared Maritza Bazabal Esparra, Trustee of The Maritza Esparra Trust dated June 24, 2020, 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 8th day of July, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY