Karen Johnson Davidson County
Batch# 1209082 DEEDWARR
12/02/2024 09:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241202-0093234

File No: TN24109164

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Robert Esposito and Judith L. Esposito, Trustees of the Robert J. and Judith L Esposito Trust dated June 11, 2015, 2233 ARBOR POINTE WAY, Hermitage, TN 37076

Tax Parcel Number: 137-04-0B-055-00

GENERAL WARRANTY DEED

Robert Esposito and **Judith L. Esposito,** husband and wife, ("Grantor"), of **2233 ARBOR POINTE WAY, Hermitage, TN 37076**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Robert Esposito and Judith L. Esposito, Trustees of the Robert J. and Judith L Esposito Trust dated June 11, 2015**, ("Grantee"), whose tax mailing address is **2233 ARBOR POINTE WAY, Hermitage, TN 37076**, the following described real estate:

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. 55, on the Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Tax ID: 137-04-0B-055-00

Property commonly known as: 2233 ARBOR POINTE WAY, Hermitage, TN 37076

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED HEREIN WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20170324-0028867 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Nov 21, 2024:

Robert Esposito

Judith L. Esposito

STATE OF TN
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Robert Esposito** and **Judith L. Esposito**, personally known to me, or has produced TN DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of Nov, 2024

Katherine Bolerjack Cook
Notary Public

KATHERINE BOLERJACK COOK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-15-2026

STATE OF TN
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 21st day of November, 2024.

Katherine Bolerjack Cook
Notary Public

My Commission Expires: 8·15·26

SEAL

KATHERINE BOLERJACK COOK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-15-2026

True Copy Certification
State of Tennessee

I, Amy Mehlmauer, 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 11-21-24

Amy Mehlmauer
Affiant Signature

11-29-24
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 29 day of November, 2024.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)

TN24109164

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