Karen Johnson Davidson County
Batch# 1232735 DEEDWARR
02/03/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250203-0007665

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

Myers-T25-005

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Max Myers	Same	043.13-0-268.00
224 Cherry St.		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jorge Raul Diaz Esparza and Xochitl Yanet Esparza Cortez**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Max Myers, a single man**, hereinafter called the Grantee, their heirs and assigns, that 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. 32, Block C on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete description of the property.

BEING the same property conveyed to Jorge Raul Diaz Esparza and Xochitl Yanet Esparza Cortez by Warranty Deed from 1125, LLC, a Tennessee Limited Liability Company, dated 01/16/2024 and filed for record on 01/23/2024 in Instrument No. 20240123-0004375, in Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **224 Cherry St., Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 31 day of Jan., 2025.

Jorge Raul Diaz Esparza

Xochitl Y Esparza Cortez

Xochitl Yanet Esparza Cortez

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jorge Raul Diaz Esparza and Xochitl Yanet Esparza Cortez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 31 day of Jan, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 1.31.2025 (date of document).

Affiant Signature

January 31, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of January, 2025.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: 10/24/28