Karen Johnson Davidson County
Batch# 1327815 DEEDWARR
09/29/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250929-0077274

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25TH~~ 29th DAY OF SEPTEMBER, 2025.

Notary Public
My Commission Expires: 9-7-2026

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | Map and Parcel |
|---|---|---|
| Leo Severo Espinoza<br>2728 Nodyne Dr.<br>Nashville, TN 37214 | Leo Severo Espinoza<br>2728 Nodyne Dr.<br>Nashville, TN 37214 | Tax Map(s): 096-<br><br>Parcel(s): 13-0-038.00 |

## 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,
**JACQUELYNN ANN LUTHER, AN UNMARRIED WOMAN,**
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**LEO SEVERO ESPINOZA AND MONICA LUISA GONZALEZ, HUSBAND AND WIFE,**
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 83 on the plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 68 feet on the northerly side of Nodyne Drive and runs back between lines, 171.8 feet on the westerly line and 193.7 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 67 feet thereon.

BEING the same property conveyed to Jacquelynn Ann Luther, an unmarried woman, by Quitclaim Deed from Jacquelynn Ann Luther, formerly known as Jacquelynn A. Dunn, an unmarried woman, dated 3/1/2022 and recorded 3/14/2022 in Instrument No. 20220314-0029719; and being the same property previously conveyed to Jacquelynn A. Dunn by Quitclaim Deed from Justin T. Dunn, dated 11/24/2008 and recorded 11/24/2008 in Instrument No. 20081124-0115268; and being the same property previously conveyed to Jacquelynn Dunn and husband, Justin T. Dunn by Warranty Deed from Barbara Jean (Coker) Cole and Joyce Alexander Heard, Co-Executors of the Estate of Ruby Jean Daugherty, dated 7/3/2007 and recorded 7/6/2007 in Instrument No. 20070706-0081114, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2728 Nodyne Dr., Nashville, TN 37214

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(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 25th day of September, 2025.

Jacquelynn Ann Luther

STATE OF KENTUCKY

COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jacquelynn Ann Luther, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

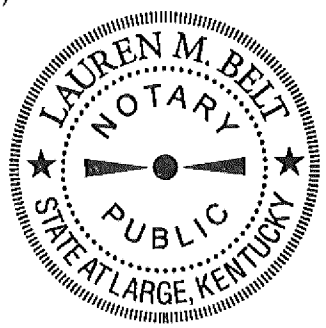
Witness my hand and official seal, this the 25th of September, 2025.

Lauren Belt

Notary Public ID # KYNP10547

My Commission Expires: 7/25/28

(SEAL)



# Certificate of Authenticity

I, Barbara McGinty, 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 September 29 2025 (date of document).

Affiant Signature

Date 9-29-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER