| RECORDING INFORMATION | STATE OF TENNESSEE )<br>COUNTY OF ROBERTSON ) |
|---|---|
| | The actual consideration for this transfer or value of property transferred (whichever is greater) is $240,000.00.<br>Teresa S Estes<br>Affiant |
| Karen Johnson Davidson County<br>Batch# 241941 DEEDWARR<br>06/11/2019 12:10:30 PM 3 pgs<br>Fees: $18.00 Taxes: $888.00<br>20190611-0056048 | Sworn to and subscribed before me this 7th day of June, 2019.<br>Val M Webb<br>Notary Public<br>My Commission Expires: 5/25/22<br>(SEAL)<br>VALERIE M WEBB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2022 |
| THIS INSTRUMENT PREPARED BY:<br>Webb Sanders PLLC<br>3037A Highway 31W, P.O. Box 887<br>White House, TN 37188 | |

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Teresa S. Estes<br>4724 W. Longdale Drive<br>Nashville, TN 37211 | The Tennessee Credit Union<br>1400 8th Avenue South<br>Nashville, TN 37203 | 147 01 0 159.00 |

This Indenture is made on the 7th day of June, 2019, by and between **CAROL EAST, Trustee of THE TOM E. ESTES AND BESS C. ESTES REVOCABLE LIVING TRUST** ("Grantor"), and **TERESA S. ESTES, unmarried** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

**Lot No. 204, Plan of Caldwell Hall, Section 1, Revised, as shown on plat of record in Plat Book 2900, Page 57, 58, and, 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Said Lot No. 204 fronts 70 feet on the northwesterly side of West Longdale Drive, and runs back 182.7 feet on the northeasterly line and 151.8 feet on the southwesterly line, to a dead line in the rear on which it measures 115 feet.**

**Being the same property conveyed to Tom E. Estes and wife, Bess Alice Estes, by Warranty Deed, from Robert A. Orr and wife, Helen Orr, of record in Book 4589, Page 320, in the Register's Office of Davidson County, Tennessee, dated March 30, 1972 and recorded on April 3, 1972.**

**Being the same property conveyed to Carol East, Linda Estes and William Terry Estes, as tenants in common with right of survivorship, by Quitclaim Deed, from Tom E. Estes and wife Bess Alice Estes, of record in Book 8146, Page 46, in the Register's Office of Davidson County, Tennessee, dated June 27, 1990 and recorded on June 28, 1990.**

**Being the same property conveyed to Bess C. Estes and husband, Tom E. Estes, by Quitclaim Deed, from Carol East, Linda Estes and William Terry, of record in Book 10322,**

**Page 201, in the Register's Office of Davidson County, Tennessee, dated November 26, 1996 and recorded on January 17, 1997.**

**The said Bess C. Estes (aka Bess A. Estes) has since died testate, and her Last Will and Testament was admitted to probate in Case No. 02P-1920 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said Tom E. Estes has since died testate and his Last Will and Testament was admitted to probate in Case No. 02P-1973 in said Court. Both of said Last Wills and Testments devised the decedents' real property to The Tom E. Estes and Bess C. Estes Revocable Living Trust.**

This is improved property known as 4724 W. Longdale Drive, Nashville, TN 37211.

This conveyance is being made subject to (a) any and all applicable zoning and setback requirements; (b) taxes for the year 2019 and subsequent years, not yet due and payable; (c) any and all easements and restrictions of record, including but not limited to:

1. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Plan of Caldwell Hall, Section 1, Revised, as recorded in Plat Book 2900, Page(s) 57, 58, and 59, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of June, 2019.

**GRANTOR:**

Carol East

Carol East, Trustee of The Tom E. Estes and
Bess C. Estes Revocable Living Trust

STATE OF Texas )
COUNTY OF Montgomery )

Personally appeared before me, the undersigned notary public for the aforesaid State and County, CAROL EAST, 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 and who further acknowledged that such person is the/a Trustee of The Tom E. Estes and Bess C. Estes Revocable Living Trust and is authorized to act on behalf of such Trust.

Witness my hand, at office, this 7th day of June, 2019.

Notary Public

My Commission Expires: 02/16/2022

MAXX SMITH
NOTARY PUBLIC - STATE OF TEXAS
ID.# 1219156-7
COMM. EXP. 02-16-2022

## TRUE COPY CERTIFICATION

I, RYAN GARDNER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ryan Gardner

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY