Karen Johnson Davidson County
Batch# 392132 DEEDWARR
04/27/2020 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20200427-0043763

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$749,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2020.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kara Brockman	New Owner	**116-04-0-144.00**
602 Estes Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William P. Abblitt and Whitney Abblitt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kara Brockman, a married woman

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. 6, on the Plan of a Re-Subdivision of part of Block "A" on the Plan of W.M. Cantrell Subdivision, of record in Plat Book 332, Page 85, Register's Office for Davidson County, Tennessee; which plan of Re-Subdivision of said Block "A" is described according to a survey made by T.R. Sanford, Surveyor, March 10, 1951.

Said Lot No. 6 fronts 100 feet on the east side of Estes Avenue and runs back 209.85 feet to the north line and 204.8 on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to William P. Abblitt and Whitney Abblitt, husband and wife by Quitclaim Deed dated July 17, 2014, from William P. Abblitt and Whitney Abblitt fka Whitney Gaston and Houston W. Howell, Trustee, of record in Instrument No. 20140718-0064007, said Register's Office for Davidson County, Tennessee, and further being conveyed to William P. Abblitt, an unmarried man, as to an undivided 50% interest, and Whitney Gaston, an unmarried woman, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship, by Deed dated May 8, 2014, from Amy R. Smith and husband, Alexander J. Wolfe, of record in Instrument No. 20140512-0040110, said Register's Office for Davidson County, Tennessee.

William P. Abblitt aka W. Parker Abblitt.

Whitney Abblitt aka Whitney Gaston Abblitt.

This instrument is being executed on behalf of William P. Abblitt pursuant to a Power of Attorney executed by him on the 22nd day April, 2020 of record in Instrument No. 202004270043761, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Whitney Gaston Abblitt pursuant to a Power of Attorney executed by her on the 22nd day April, 2020 of record in Instrument No. 202004270043762, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 332, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 602 Estes Road, Nashville, TN 37215

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 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.

Witness my/our hand(s) this **24th** day of **April, 2020.**

William P. Abblitt By Andrew Wood ATTORNEY IN FACT
William P. Abblitt
By Andrew Wood, Attorney-in-Fact

Whitney Abblitt By Andrew Wood ATTORNEY IN FACT
Whitney Abblitt
By Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **William P. Abblitt and Whitney Abblitt,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **William P. Abblitt and Whitney Abblitt,** for the purpose therein contained, by signing the names of **William P. Abblitt and Whitney Abblitt,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2020.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

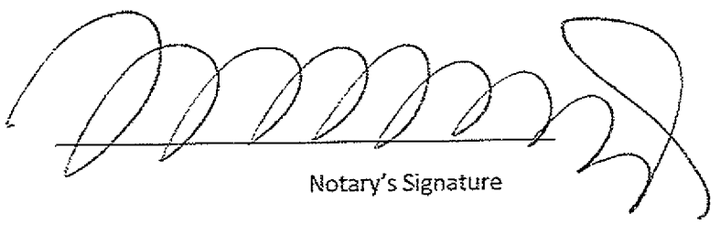


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

