THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627826

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 452167 DEEDWARR
08/06/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20200806-0087767

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad Cuttill and Joy Cuttill, and Kent Price 721 Greymont Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 119 08 0 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Estrin and wife Maureen R. Estrin, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Cuttill and Joy Christine Cuttill, husband and wife, and Kent Alan Price, unmarried man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two, Glencliff Estates, of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Estrin and wife, Maureen R. Estrin, by Warranty Deed from Lewis Wade Prince, unmarried, of record in Instrument No. 20070607-0068441, in the Register's Office of Davidson County, Tennessee, dated June 05, 2007 and recorded on June 07, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, GLENCLIFF ESTATES, as recorded in Plat Book 1130, Page(s) 77-78.

This is improved property located at 721 Greymont Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2020.

Thomas E. Estrin

Maureen R. Estrin

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Estrin and Maureen R. Estrin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2020.

07/23/2020

Notary Public
My Commission Expires: 12/11/2023

PAOLA N OLIVERAS-ROSARIO
Notary Public-Maryland
Montgomery County
My Commission Expires
December 11, 2023

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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022