Bk 36
(12)

WARRANTY DEED

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 310,500.00.

Affiant

Subscribed and sworn to me on October 20, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33798

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Dale Estes Alice F. Estes 5074 Lakeview Drive Nashville, TN 37220	SAME AS NEW OWNER	146-11-022-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph Christopher Willie as Executor for the Estate of Imogene Willie, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin Dale Estes and Alice F. Estes, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Crieve Hall Estates, Section I, Revised, of record in Book 1835, page 122, Register's Office for said County.

Said Lot No. 23 fronts 90 feet on the easterly side of Regent Drive and extends back between lines 337.4 feet on the northerly side and 154.19 feet on the southerly side to a rear line on which is measures 197.5 feet.

Being the same property to Ima C. Willie by Warranty Deed dated March 29, 1995, recorded March 30, 1995 from Steven M. Clifton, unmarried, of record in Book 9631, page 728, Register's Office for Davidson County, Tennessee.

The Last will and Testament of Imogene Clifton Willie, of record as part of Docket No. 19P-2265 in the Seventh Circuit Court, Probate Division for said County, devised the subject property to Joseph Christopher Willie, Mary Sharon Waters, Patrick Allen Willie and Kimberly Ann Willie as to a 25% undivided interest each.

The said Ima C. Willie and Imogene Clifton Willie begin one and the same person.

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

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

Karen Johnson Davidson County
Batch# 499522 **DEEDWARR**
10/21/2020 08:47:05 AM 2 pgs
Fees: $13.00 Taxes: $1,148.85

20201021-0122391

This property is also known as improved property located at 5060 Regent Drive, Nashville, TN 37220.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 20th day of October, 2020.

Estate of Imogene Willie

By: Joseph Christopher Willie

Joseph Christopher Willie, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Joseph Christopher Willie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Executor for the Estate of Imogene Willie, the within named bargainor, and that he/she as such Executor executed the foregoing instrument for the purposes therein contained, by signing the his name for the Estates of Imogene Willie.

Witness my hand and official seal on October 20, 2020.

Notary Public

My Commission Expires: 3/7/2023

ROBERT BARRY GEARON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023