Karen Johnson Davidson County
Batch# 573492 DEEDWARR
02/12/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20210212-0020179

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp May 2, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $426,000.00. Michael P Gallagher Affiant Subscribed and sworn to before me, this the 10th day of February, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael P. Gallagher and Lisa B. Gallagher	ONE TRUST INTERNATIONAL	061-08-0-083.00
601 South 12th Street	1064 PONCE DE LEON AVE # 407	
Nashville, TN 37206	SAN JUAN, PR 00907	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH L. ESTES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL P. GALLAGHER AND LISA B. GALLAGHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: X MPG X LBG

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section Two, McGaughey Heights of record in Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts the Southerly margin of Richmond Drive 114.1 feet and extends back 240.0 feet on the Westerly line and 317 feet on the Easterly line to a dead line measuring 197.3 feet thereon.

Being the same property conveyed to Wayne S. Estes and wife, Sarah L. Estes by Warranty deed from Thomas A. Tarver and wife, Jane Tarver of record in Book 8267, page 88, Register's Office for Davidson County, Tennessee, dated December 28, 1990 and recorded on December 31, 1990. Wayne S. Estes having since died April 24, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1206 Richmond Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of February, 2021.

Sarah L. Estes by Bryan Dale Webb Attorney-In-Fact

Sarah L. Estes by Bryan Dale Webb,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bryan Dale Webb, as Attorney in Fact for Sarah L. Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of February, 2021.

Notary Public

My Commission Expires:
5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

