Karen Johnson Davidson County
Batch# 596352 DEEDWARR
03/22/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210322-0037136

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

112147

L&L#7457-116

ADDRESS NEW OWNER:
Brian Kestin
6005 Panama Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
InterLinc Mortgage Services, LLC
5874 North Sam Houston Parkway West, Suite 300
Houston, TX 77086

Parcel ID:
086-01-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sondra Fay Henquinet, Successor Trustee of the Edna Owen Estes Revocable Living Trust,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Brian Kestin and Christine Marotteck, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County, described as follows:
>
> Beginning at a point in the northerly margin of Baltic Drive, the common front corners of Lots Nos. 116 and 117; thence with said margin of said Drive, northwestwardly 64.71 feet to a concrete monument at the beginning of a curve, having a radius of 25.0 feet; thence around said curve northwestwardly 39.27 feet to a concrete monument in the easterly margin of Panama Drive; thence with said margin of said Drive, northwardly 85.88 feet to a point, the common front corners of Lots Nos. 115 and 116; thence with the line between said lots, eastwardly 112.05 feet to a concrete monument, the common rear corners of Lots Nos. 115, 116, and 117; thence with the line between Lots Nos. 116 and 117, southwestwardly 123.3 feet to the point of BEGINNING.
>
> Being the same property conveyed to Sondra Fay Henquinet, Successor Trustee of the Edna Owen Estes Revocable Living Trust by Deed dated March 9, 2001 from Edna Owen Estes, in Instrument Number 20010309-0022697, Register's Office of Davidson County, Tennessee.

This is improved property property known as 6005 Panama Drive, Hermitage, TN 37076. Possession is to be given on March 9, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 9th day of March, 2021.

Sondra Fay Henquinet, Successor Trustee of the Edna Owen Estes Revocable Living Trust

Sondra Fay Henquinet, Successor Trustee
of the Edna Owen Estes Revocable Living Trust

STATE OF MISSOURI)
COUNTY OF St Louis)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sondra Fay Henquinet, Successor Trustee of the Edna Owen Estes Revocable Living Trust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of March, 2021.

NOTARY PUBLIC

BRIAN P. KELLY
NOTARY PUBLIC NOTARY SEAL
COMMISSION #18344576
ST. LOUIS COUNTY
STATE OF MISSOURI
MY COMMISSION EXPIRES 3/4/2022

My Commission Expires: 3/4/2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$260,000.00**.

AFFIANT

Subscribed and sworn to before me on this 9 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 10/12/24

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

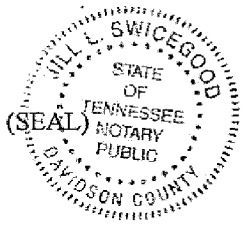
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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