Karen Johnson Davidson County
Batch# 640073 DEEDWARR
05/19/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20210519-0067897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Mandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, ____.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/2/23

MELISSA ANN FOSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Neil B. King 403 19th St. S Brigantine, NJ 08203	Neil B. King 403 19th St. S Brigantine, NJ 08203	104-02-1G-003.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TIMOTHY W. ESTES AND JALAYNE M. TRADLER-ESTES, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

NEIL B. KING

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, Acropolis Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Acropolis Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070719- 0086032, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Acropolis Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070719-0086032, and Bylaws appended thereto as Exhibit "C", said Register's Office, are

incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to TIMOTHY W. ESTES, MARRIED, by deed from JEFFREY A. ELLIOTT AND MICHAEL A. MARTINO, BOTH UNMARRIED, of record in Instrument No. 20130225-0018441, dated February 21, 2013, said Register's Office. Being further conveyed to TIMOTHY W. ESTES AND JALAYANE M. TRADLER-ESTES, HUSBAND AND WIFE, by quitclaim deed from TIMOTHY W. ESTES, A MARRIED MAN, of record in Instrument No. 20190212-0013026, dated January 9, 2019, said Register's Office.

This improved property is known as 3123 Parthenon Avenue, Nashville, TN 37203.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 12 day of May, 2021.

Timothy W. Estes

Jalayane M. Tradler-Estes

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy W. Estes and Jalayane M. Tradler-Estes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of May, 2021.

Notary Public

My commission expires: 6/21/21

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

