Karen Johnson Davidson County
Batch# 649051 DEEDWARR
06/03/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20210603-0074612

WARRANTY DEED

File No. BC-21-812

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richardson M. Roberts	New owner	
(NAME)	(NAME)	
4301 Estes Road	2207 Old Hickory Blvd	130-04-0-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **L. Clifford McKee and Guat S.L. McKee**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richardson M. Roberts**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:

Being part of Lot No. 3 of Tract "B" on the Map of George W. Blair's Subdivision of Lot No. 4 in the division of the Henry W. Compton Land, as of record in Book 421, pages 80 and 81, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor July 21, 1951, as follows:

Beginning at the Southwest corner of Esteswood Lane and Estes Avenue; thence with the Southerly margin of said Land, Westwardly 31 feet; thence Southwardly 100 feet; thence Eastwardly 310 feet to the Westerly margin of Estes Avenue; thence with said Avenue, Northwardly 100 feet to the beginning.

Being the same property conveyed to L. Clifford Mckee Jr. and wife, Guat-Siew Lee Mckee, by Warranty deed from Marray Jay Haber and wife, Shirley Burke Haber of record in Book 5176, page 423, Register's Office for Davidson County, Tennessee, dated July 27, 1977 and recorded on July 27, 1977. (Value or consideration shown in aforementioned deed $10.00.) Being also known as 4301 Estes Road Nashville, Tennessee 37215.

This is property more commonly known as 4301 Estes Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the 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, unless otherwise herein

set out; and we do further covenant and bind ourselves, our 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. 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 this 28th day of May, 2021.

L. Clifford McKee

L. Clifford McKee

Guat S.L. McKee

Guat S.L. McKee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared L. Clifford McKee and Guat S.L. McKee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2021.

Leslie Garside

Notary Signature

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024