THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635513

Karen Johnson Davidson County
Batch# 681680 **DEEDWARR**
07/22/2021 11:21:29 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210722-0098514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2021.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ian Estrin and Trisha Stallone 469 Everlee Ln Mt Juliet, TN 3712	New Owner	Tax Parcel ID No. 122-01-0A-351.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Estrin and Maureen R. Estrin , Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ian Estrin and Trisha Stallone, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 18 on the plan of Woodland Point Townhomes, as shown on Exhibit "B" to the First Supplemental Declaration of Covenants, Conditions and Restrictions of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to THOMAS E. ESTRIN AND MAUREEN R. ESTRIN, HUSBAND AND WIFE, by deed from FAITH ELIZABETH NANCE, of record in Instrument No. 20120920-0085515, dated September 12, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 122-01-0A-351.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000607-0056981, Instrument No. 20001011-0101044 and instrument no. 20020725-0089575, said Register's Office.

Easement(s) of record in Book 8332, page 892, said Register's Office.

Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000419-0039023, said Register's Office..

Matters shown on the Plan of record in Instrument No. 20000713-0069314, said Register's Office.

This is improved property located at 214 Buck Run Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2021.

Thomas E. Estrin

Maureen R. Estrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Estrin and Maureen R. Estrin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen R. Estrin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2021.

Notary Public

LEA RUIZ
NOTARY PUBLIC
MONTGOMERY COUNTY, MD

My Commission Expires: 01-13-2025