Karen Johnson Davidson County
Batch# 694557 DEEDWARR
08/11/2021 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20210811-0108446

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF AUGUST, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Bender and Andrew Bender	Carol Bender and Andrew Bender	
(NAME)	(NAME)	116160C00400CO
5130 Greenway Cove	**5130 Greenway Cove**	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38117	**Memphis, TN 38117**	
(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, WE, **Melody P. Noah, Trustee of the Melody P. Noah Revocable Living Trust Agreement dated August 16, 2013** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Bender and Andrew Bender, wife and husband ,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 4, Estes Chase Condominiums, as established under Master Deed of Record in Book 6847, Page 593, in the Regiser's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Melody P. Noah, Trustee, Melody P. Noah Revocable Living Trust Agreement dated August 16, 2013, by virtue of that certain Quit Claim Deed dated August 19, 2013, and being of record at Instrument No. 20130821-0088370 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Melody P. Nash by virtue of Quit Claim Deed dated June 19, 2013 at Instrument No. 20130628-0066818 and Divorce Decree at Instrument No. 20130516-0049631 in the said Register's Office.

Being the same property previously conveyed to Melody P. Noah, unmarried by virtue of Warranty Deed dated February 10, 2012 at Instrument No. 20120216-0013827 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6847, Page 593 and Instrument No. 20190618-0058705, Master Deed, By-Laws, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6847, Page 593 and Instrument No. 20190618-0058705, Easements of record at Book 3885, Page 748, **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved x property, known as 3921 Estes Rd. Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of August, 2021.

Melody P. Noah Revocable Living Trust Agreement dated August 16, 2013

Melody P Noah Trustee

Melody P. Noah, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melody P. Noah, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the Melody P. Noah Revocable Living Trust Agreement dated August 16, 2013.

WITNESS my hand and official seal at office this 5th day of August, 2021.

Jacqueline G Brown
Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/11/2021 (date ~~of document~~).

Affiant Signature

08/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL