Karen Johnson Davidson County
Batch# 701316 DEEDWARR
08/19/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,046.56
20210819-0112462

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $553,125.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of August, 2021.

NOTARY PUBLIC

My commission expires:

MARK G. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 21, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven Blake Estes and Ashley Clark Estes	Pinnacle Bank	084-08-0-008.00
(NAME)	(NAME)	
2813 Windemere Drive	150 3rd Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Anita G. Clark, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven Blake Estes and wife, Ashley Clark Estes**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Section Two, Sunny Acres, of record in Plat Book 2663, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK G. CLARK AND WIFE, ANITA G. CLARK, by deed from ORBA MAXEY, AN UNMARRIED PERSON, of record in Book 9627, page 259, dated March 22, 1995, said Register's Office. The said Mark G. Clark having since died on or about December 8, 2009, leaving Anita G. Clark the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 2813 Windemere Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of August, 2021.

Anita G. Clark

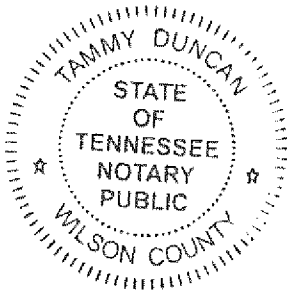
Anita G. Clark

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita G. Clark, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of August, 2021.

Notary Public
My Commission Expires: 4/22/23



Certificate of Authenticity

I, the undersigned, 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 8/17/21.

Affiant Signature

8/17/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 17th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

