Karen Johnson Davidson County
Batch# 703968 DEEDWARR
08/25/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20210825-0114587

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-02488

Address of New Owner:	Send Tax Bills to:	Tax Information:
Clinton Curtis Chamblee 111 Ensley Avenue Old Hickory, TN 37138	CLINTON CURTIS CHAMBLEE 5129 OLD HICKORY BLVD. NASHVILLE, TN 37218	044 05 0 123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Carl R. Motsinger**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Clinton Curtis Chamblee, An Unmarried Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 4th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 79 on the map of Rayon City, as of record in Book 843, page 13, Register's Office for Davidson County. Said Lot No. 79 fronts 50 feet on the northwest side of Davis (now Ensley) Avenue, and runs back between parallel lines 140 feet to a dead line, and is bounded on the West by Warren; North by Davis (now Ensley) Avenue; East by Jordan; and South by Thompson.

Being the same property conveyed to Carl R. Motsinger and wife, Irene Lily Motsinger, as tenants by the entirety, by Deed from Colleen Morton, being the sole heir at law and the Executrix of the Estate of Ora Lee Blanks, of record in Book 8324, Page 594, in the Register's Office of Davidson County, Tennessee, dated April 02, 1991 and recorded on April 04, 1991.

The said Irene Lily Motsinger died on January 09, 2009 leaving Carl R. Motsinger surviving spouse by the entirety. Carl R. Motsinger died on October 07, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 111 Ensley Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of August, 2021

Estate of Carl R. Motsinger

Shelly Motsinger
Shelly Motsinger

Chris R Motsinger
Chris Motsinger

Clint Motsinger
Clint Motsinger

Matthew Motsinger
Matthew Motsinger

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, Latika Rini Farrell, Notary Public of the state and county mentioned, personally appeared **Shelly Motsinger, Chris Motsinger, Clint Motsinger and Matthew Motsinger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the heirs of **the Estate of Carl R. Motsinger**, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as The Estate of Carl R. Motsinger.

Witness my hand and seal, at office in Hendersonville, TN, this 23rd day of August, 2021.

Notary Public

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 23rd August, 2021.

Custodian's Signature — 08/23/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023