Karen Johnson Davidson County
Batch# 726175 DEEDWARR
09/29/2021 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,319.05
20210929-0130788

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Manuel A. Estrada Vanessa C. Estada 935 Old Dickerson Pike Goodlettsville, TN 37072	Same	033-03-0-003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAYNE DETRING, TRUSTEE OF THE WAYNE DETRING LIVING TRUST, DATED JULY 15, 2010,** has this day bargained and sold, and does hereby transfer and convey unto the said **REVOCABLE FAMILY TRUST OF MANUEL A. ESTRADA AND VANESSA C. ESTRADA DATED MAY 26, 2000,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Section One, Solitude Acres, Part One, of record in Book 3700, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GERALD WAYNE DETRING, by deed from JUANITA LUCILLE FRYREAR JETT, UNMARRIED, of record as Instrument No. 20110901-0068034, dated August 31, 2011, said Register's Office.

GERALD WAYNE DETRING further conveyed said property to WAYNE DETRING, TRUSTEE OF THE WAYNE DETRING LIVING TRUST, DATED JULY 15, 2010, by Quitclaim Deed of record as Instrument No. 20150807-0078893, dated July 27, 2015, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $356,500.00.

Subscribed and sworn to before me, ss
this 16 of September, 2021.

Affiant

My Commission Expires:
See attached Certificate

Notary Public

This is improved property located at 935 Old Dickerson Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16 day of September, 2021.

WAYNE DETRING, TRUSTEE OF THE WAYNE DETRING LIVING TRUST, DATED JULY 15, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, the within named, **WAYNE DETRING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in his capacity as **Trustee of the Wayne Detring Living Trust, Dated July 15, 2010,** the bargainor, and acknowledged that he, with full authority so to do on behalf of the Trust, executed the foregoing for the purposes therein contained by signing on behalf of the Trust as Trustee.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16th (Date) day of September (Month), 2021 (Year), by

(1) Manuel A. Estrada

(and (2) Vanessa C. Estrada),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SOTHINET SRY
Notary Public - California
Orange County
Commission # 2258922
My Comm. Expires Sep 20, 2022

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: no date Number of Pages: 2

Signer(s) Other Than Named Above: Wayne Detring

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Tennessee Certification of Electronic Document

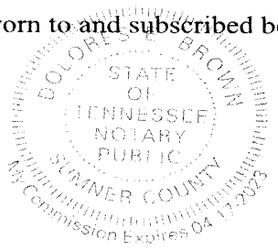
I, Caleb Waters, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/10/21 (date of document).

Caleb Waters
Affiant Signature

9/22/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of September, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL