Karen Johnson Davidson County
Batch# 758730 DEEDWARR
11/22/2021 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,026.75
20211122-0154555

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#2902-25

ADDRESS NEW OWNER:
Jacqueline Estrada
1508 Anthony Way
Mt. Juliet, TN 37122

SEND TAX BILL TO:
OWNER

MORTGAGEE:

Parcel ID:
086-07-0-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy A. Kirkland and spouse Joel G. Griese,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Jacqueline Estrada and Martin Estrada, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 25, on the plan of Phase 1, Section Two, Jackson's Retreat, of record in Plat Book 5200, Page 334-335 and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Jeremy A. Kirkland and spouse Joel G. Griese by Deed dated June 10, 2017 from Jonathan A. Kirkland, a single person, recorded June 15, 2017, of record in Instrument Number 20110613-0045026,Register's Office for Davidson County, Tennessee.

This is improved property known as 1040 Jacksons Valley Road, Nashville, TN 37076. Possession is to be given on November 15, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 15th day of November, 2021.

Jeremy A. Kirkland

Joel G. Griese

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeremy A. Kirkland and spouse Joel G. Griese,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 3/21/25

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$277,500.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 3/21/25

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 11-15-2021.

John M. Lee, Attorney

Date: 11-15-2021

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15th day of November 2021.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY