This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14771-TC

Karen Johnson Davidson County
Batch# 759115 DEEDWARR
11/22/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211122-0154810

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the ~~15th~~ 16th day of November, 2021.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edwin Misael Garcia Duerte and Ericka Susena Tacatic Punay 4004 Devonshire Drive Nashville, TN 37207	New	041 11 0 104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Larry Estes and wife, Diane Harrington-Estes,,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edwin Misael Garcia Duerte and Ericka Susena Tacatic Punay, husband and wife,** hereinafter called the Grantees, their 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 Lot No. 43 on the Plan of Section I, Bellshire Estates, as of record in Book 2133, Page 124, Register's Office for said County.

Said Lot No. 43 fronts 257.7 feet on the Westerly side of Devonshire Drive and runs back 179 feet on the Southerly line and 285 feet on the Northerly line to a dead line, measuring 255.2 feet thereon.

Being the same property conveyed to Larry Estes And Wife, Diane Harrington-Estes, by Quitclaim Deed from Larry Estes, of record in Instrument No. 20101021-0084177, in the Register's Office of Davidson County, Tennessee, dated June 07, 2010 and recorded on October 21, 2010.

Being the same property conveyed to Larry Estes, by Quitclaim Deed from Ophelia Swindle, of record in Instrument No. 20010613-0062288, in the Register's Office of Davidson County, Tennessee, dated June 08, 2001 and recorded on June 13, 2001.

Being the same property conveyed to G. B. Swindle, and wife, Ophelia Swindle, by Quitclaim Deed from Robert H. Jennings, Jr., Trustee and also conveyed from G. B. Swindle, and wife, Ophelia Swindle, of record in Book 6830, Page 940, in the Register's Office of Davidson County, Tennessee, dated April 16, 1986 and recorded on April 16, 1986. The said G.B. Swindle since deceased on February 02, 1995.

Being the same property conveyed to G. B. Swindle, by Warranty Deed from Hallie O. Jones and husband, Ernest Clifton Jones, of record in Book 4408, Page 146, in the Register's Office of Davidson County, Tennessee, dated March 31, 1970 and recorded on April 02, 1970.

This is improved property located at: **4004 Devonshire Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2021.

GRANTOR:

Larry Estes

Diane Harrington-Estes

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Estes and Diane Harrington-Estes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202111220154810

Certificate of Authenticity

I, Anna Rawland, 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 11/15/21.

Date

Affiant Signature

11/15/21

Date

State of Tennessee

County of Williamson

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

Notary's Signature

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-26-22

Date

Notary's Seal (if on paper)