THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340042

Karen Johnson Davidson County
Batch# 828650 DEEDWARR
03/25/2022 11:31:17 AM 3 pgs
Fees: $18.00 Taxes: $777.00

20220325-0034772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Steven Parra and Miguel Sergio Renaud 515 Williamsburg Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 121 04 0A 015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Estrin and Maureen R. Estrin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Steven Parra and Miguel Sergio Renaud, as joint tenants with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Unit located in Davidson County, Tennessee, Being Unit 15 (also known as 515), on the Plan of Phase II of Williamsburg Condominiums, as of record in Plat Book 6900, Page 266, Register's Office for said county, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Estrin and Maureen R. Estrin, husband and wife, by Warranty Deed from Leah M. Bledsoe n/k/a Leah M. Rommel, a married woman, of record in Instrument No. 20150304-0018770, in the Register's Office of Davidson County, Tennessee, dated February 13, 2015 and recorded on March 4, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two Williamsburg Condominium Units, as recorded in Plat Book 6900, Page(s) 266: . Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Williamsburg Condominium of record in Book 7114, Page 443, and amendment to By-Laws by instrument(s) of record in Book 7210, Page 948; Book 7381, Page 458; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions recorded in Book 7114, Page 463.

Rules and Regulations recorded in Book 7328, Page 809; Book 8604, Page 750; Book 11066, Page 407 and in Instrument No. 20060616-0071758.

This is improved property located at 515 Williamsburg Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of March, 2022.

Thomas E. Estrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Estrin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Maureen R. Estrin

STATE OF MARYLAND
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen R. Estrin with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2022.

Notary Public
My Commission Expires: Feb. 04, 2024

VELVET ESPOSITO
Notary Public - Maryland
Montgomery County
My Commission Expires
February 04, 2024