Karen Johnson Davidson County
Batch# 835059 DEEDQC
04/06/2022 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220406-0039497

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Morris Reid Estes, Jr. and Kelly G. Estes 3110 Forrest Park Avenue Nashville, TN 37215	Morris Reid Estes, Jr. and Kelly G. Estes 3110 Forrest Park Avenue Nashville, TN 37215

Order Number: 22-0087-DB

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Morris Reid Estes, Jr., aka M. Reid Estes, Jr. and Kelly G. Estes , aka Kelley G. Estes, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Morris Reid Estes, Jr. and Kelly G. Estes, Husband and Wife,** whose address is 3110 Forrest Park Avenue, Nashville, TN 37215, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Tract I:

Being Lot No. 1, Emmahurst Plan of re-subdivision of Lots 16-17-18-24-25-26, Forest Park Land Subdivision, as of record in Book 974, Page 4, said Register's Office .

Said Lot No. 1 fronts 100 feet on the north side of Forest Park Ave., and runs back between parallel lines 230 feet to a dead line.

Tract II:

The portion of Woodleigh drive (unimproved) closed by ordinance 096-256 approved by the metropolitan county council on May 21, 1996, said property being located on the northerly side of Forrest Park avenue and being more particularly described as follows: Beginning at the southwestern corner of parcel 127 on map 117-1 (known as 3110 Forrest park avenue); thence continuing westwardly 50' more or less, along the existing northern right- of-way of forrest park avenue to a point in the southeastern corner of parcel 187 on map 117-1 (known as lot 7 on the plan of forrest park of record in plat book 9700, page

93, register's office of Davidson County); thence in a northerly direction for 240" more or less, to a point (being the northeast corner of said lot 7); thence easterly 25" more or less, to a point; thence southerly For 10' more or less, to a point; thence easterly 25' more or less, to a point (being the northwest corner of said parcel 127 on map 117-1); thence is a southerly direction for 230" more or less, to the point of beginning; containing some 11,750 square feet, more or less.
Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 117-010-127.00
Street address of property: 3110 Forrest Park Avenue, Nashville, TN 37215

Prior Instrument References by which Grantor(s) acquired title: Book 8802, Page 568 (Tract I) and Book 10424, Page 51 (Tract II) in the Register's Office, Davidson County, Tennessee.

Signed this 4th day of March, 2022.

Signature of Grantors:

Morris Reid Estes, Jr.,
aka M. Reid Estes, Jr.

~~Kelly G. Estes,~~ KE
aka Kelley G. Estes

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of March, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Morris Reid Estes, Jr., aka M. Reid Estes, Jr. and Kelly G. Estes, aka Kelley G. Estes known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

IMMANUEL BELBA-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 02, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 117-010-127.00
Street address of property: 3110 Forrest Park Avenue, Nashville, TN 37215

Oath of Consideration

I or we, Morris Reid Estes Jr, Kelley G. Estes, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.00.

Signed this 9th day of March, 2022.

Signatures of Affiant(s):

Morris Reid Estes Jr

Kelley G. Estes

Sworn and subscribed before me this 9th day of March, 2022.

Immanuel Belba Smith

Notary Public

IMMANUEL BELBA-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 02, 2025

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 03/12/2022 (date of document).

Affiant Signature

03/30/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of March, 2022.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL