Karen Johnson Davidson County
Batch# 859139 DEEDWARR
05/19/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20220519-0058172

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $**274,900.00**

Subscribed and sworn to before me this 11 day of May, 2022.

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Notary Public **Affiant**

My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Paul Estrem **4425 Westlawn Drive, D202** **Nashville, Tennessee 37209**	**Same as new owner.**	**103-08-0A-072.00 CO**

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 **ADRIENNE GOLDEN, UNMARRIED,** has this day bargained and sold, and does hereby transfer and convey unto the said **PAUL DAVID ESTREM, A MARRIED MAN, AS TO AN UNDIVIDED 90% INTEREST, AND NICHOLAS CHARLES ESTREM, AN UNMARRIED MAN, AS TO AN UNDIVIDED 10% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. D-202, Building D, as shown on the map entitled Westlawn Green Condominiums, of record in Plat Book 5200, pages 20 -24, 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 STEPHEN GOLDEN, A MARRIED MAN AND ADRIENNE GOLDEN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from STEPHEN M. DIXON, UNMARRIED, of record in Instrument No. 20090811-0075552, dated August 7, 2009, said Register's Office.

Further being the same property conveyed to ADRIENNE GOLDEN, UNMARRIED, by quitclaim deed from STEPHEN GOLDEN, A MARRIED MAN, of record in Instrument No. 20210616-0081068, dated June 10, 2021, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their 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 Grantees, their 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 our hands this 11 day of May, 2022.

Adrienne Golden

ADRIENNE GOLDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke Jr, a Notary Public in and for said County and State, **ADRIENNE GOLDEN**, the within named Bargainor, 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 Nashville, Tennessee, this the 11th day of May, 2022.

My Commission Expires: 3/3/2026

NOTARY PUBLIC

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

CERTIFICATE OF AUTHENTICITY

I, **Don Duke**, 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 5/11/22 [DATE].

AFFIANT SIGNATURE

5/13/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 13 day of May, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025