THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37460-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Ellen B. Corenswet Affiant Subscribed and sworn to before me this 14th day of December, 2022. Dianne Witkowski Notary Public My Commission Expires: 1/21/2024 DIANNE WITKOWSKI Notary Public, State of New York No. 01WI6174230 Qualified in New York County Commission Expires September 17, 20~~25~~ January 21, 2024

Karen Johnson Davidson County
Batch# 953492 DEEDWARR
12/20/2022 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20221220-0131450

WARRANTY DEED

Address New Owner: Hannah Kestner, Seph Kestner 411 Wilsonia Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10313003800

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, **Ellen B. Corenswet, Personal Representative of The Estate of Renette Israel Corenswet, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hannah Kestner and Seph Kestner, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 411 Wilsonia Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of December, 2022.

Ellen B. Corenswet, Personal Representative of The Estate of Renette Israel Corenswet

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen B. Corenswet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2022.

Notary Public

My Commission Expires:

DIANNE WITKOWSKI
Notary Public, State of New York
No. 01WI6174230
Qualified in New York County
Commission Expires ~~September 17, 20~~ January 21, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hillwood Estates, Section Two, of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Renette I. Corenswet by deed dated December 13, 2017 from Ellen B. Corenswet and Eva J. Pulley, as Trustees of The 2004 Corenswet Family Trust dated December 30, 2004 of record in Instrument No. 20171214-0127529, Registers Office for Davidson County, Tennessee. Renette I. Corenswet having since died on August 18, 2021 leaving a Last Will and Testament filed for Probate in Case No. 21P1794, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Renette I. Corenswet directed that the real property be administered as part of her probate estate. Letters Testamentary were issue to Ellen B. Corenswet.

This conveyance is made subject to:

1. State and County taxes for the year 2023 and subsequent years, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 1835, page 80, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 12/14/2022.

John Cobb Rochford

12/14/2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 12/14/2022.

Brooke Sobo

My commission expires: 9/8/25

