WARRANTY DEED

Karen Johnson Davidson County
Batch# 966450 DEEDWARR
02/02/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20230202-0007728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Tammy Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0955-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Schluckebier and Kelcy Bonham	Michael Schluckebier and Kelcy Bonham	75-08-0-253.00
(NAME) 1530 Brookvalley Cir	(NAME) 1530 Brookvalley Cir	
(ADDRESS) Mt Juliet, TN 37122	(ADDRESS) Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Nineteen Thousand And No/100 Dollars ($319,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL SCHLUCKEBIER AND KELCY BONHAM,** 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. 584 on the Plan of Section 12, Tulip Grove of record in Plat Book 5800, Page 264, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Estate Holdings, LLC, by Warranty Deed from Swindle Properties, L.P., dated February 1, 2023, recorded _____, of record in Instrument No. _____202302020007727_____, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 688 Frankfort Drive, Hermitage, TN 37076

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 1st day of February, 2023.

Estate Holdings, LLC

BY: Marsheta Wallace

Marsheta Wallace, Authorized Agent

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Marsheta Wallace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of Estate Holdings, LLC, the within named bargainor, a limited liability company, and that such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Marsheta Wallace.

Witness my hand, at office, this 1st day of February, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 1st day of February, 2023.

Affiant Signature
Date 02/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025