Please Record and Return to
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 997787 DEEDWARR
05/01/2023 09 01 58 AM 2 pgs
Fees $13 00 Taxes $3,145 00
20230501-0031719

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

CRT File No. 230343951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000 00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2023.

Notary Public
My Commission Expires 9/8/2025

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy W Smith 622 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No 116-04-0B-006.00 CO

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, **Orlan E. Lorton, III and Jean P. Lorton, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amy W. Smith**, ("Grantee"), her 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 Unit 4-B, together with the appurtenant interest in the common elements of Estes Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224, and Instrument No. 201112270101009, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed in Book 6814, page 224, said Register's Office, and being located upon Lot No. 4 on the Plan of Estes Square, of record in Plat Book 6250, page 313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ORLAN E. LORTON III and JEAN P. LORTON, HUSBAND AND WIFE, by deed from PATRICIA ESTES, of record in Instrument No. 20130108-0002561 , dated December 31, 2012 , said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-04-0B-006.00 CO

Matters shown on the Plan of record in Plat Book 6250, page 313, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6623, page 555, said Register's Office.

Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224 and Instrument No. 20111227-0101009, said Register's Office.

By-Laws of record in Book 6691, page 141 and Book 7420, page 430, said Register's Office.

Road Maintenance Declaration of record in Book 6483, page 951, said Register's Office.

This is improved property located at 622 Estes Road Nashville TN 37215

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 28th day of April, 2023

Orlan E Lorton, III

Jean P. Lorton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Orlan E. Lorton, III and Jean P Lorton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2023

Notary Public

My Commission Expires. 9/8/2025

