This instrument prepared by
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson Davidson County
Batch# 1013136 **DEEDWARR**
06/09/2023 10 09 49 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20230609-0043952

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $425,000

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of June 2023

Notary Public

My Commission expires _____/_____/_____

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

NAME AND ADDRESS OF PROPERTY OWNER
Robert Lee Bell, Jr
8325 Trading Post Ct
Nashville, TN 37221

SEND TAX BILLS TO.
Robert Lee Bell, Jr
8325 Trading Post Ct
Nashville, TN 37221

MAP AND PARCEL NUMBER Tax ID # 126150A20800CO

WARRANTY DEED

23NT00525

Effective the 8 Day of June, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vincent S. Estes and spouse, Shannon R. Estes

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Lee Bell, Jr., an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 192 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, page 933, Register's Office for said County

Said Lot No 192 fronts 54 15 feet on the broken northerly margin of Trading Post Court and extends back 160 0 feet on the westerly line and 140 65 feet on the easterly line to a dead line in the rear, measuring 80 77 feet thereon

Being the same property as conveyed to Vincent S Estes and spouse, Shannon R Estes by Warranty Deed from Jeannie A Phelan, unmarried dated 06/26/2009 recorded 07/06/2009 in Document Number 20090706-0062168, Register's Office for Davidson County, Tennessee

This is an improved property commonly known as 8325 Trading Post Ct, Nashville, TN 37221-6520

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8 day of June 2023

Vincent S. Estes

State of Tennessee }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Vincent S. Estes,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained Witness my hand and official seal at office, this the 8th day of June, 2023

Notary Public

My commission expires _____

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26

Shannon R. Estes

State of Tennessee }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Shannon R. Estes,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained Witness my hand and official seal at office, this the 8th day of June 2023

Notary Public

My commission expires _____

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26