Karen Johnson Davidson County
Batch# 1013176 DEEDWARR
06/09/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230609-0044002

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$470,000.00.** Affiant Subscribed and sworn to before me, this the 8th day of June, 2023. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEMIMA ESTRADA AND VICTOR POSADA CARREON	New owner	136-03-0-050.00
108 Coastal Ct W.		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

HILARY BLESSING GILMORE RADAKOVICH, AMY LOUISE GILMORE GRAVILLE, LAURA CATHERINE GILMORE, SARAH GRACE GILMORE AND DAVID ANTHONY GILMORE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEMIMA ESTRADA AND VICTOR POSADA CARREON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 201, as shown on the map entitled the Plan of Section Four, Priest Lake Park, of record in Plat Book 4460, pages 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HILARY BLESSING GILMORE RADAKOVICH, AMY LOUISE GILMORE GRAVILLE, LAURA CATHERINE GILMORE, SARAH GRACE GILMORE AND DAVID ANTHONY GILMORE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP AND CONNIE S. GILMORE, RESERVING A LIFE ESTATE, by deed from CONNIE S. GILMORE, of record in Instrument No. 20151113-0115558, dated November 11, 2015, said Register's Office. Connie S. Gilmore further removes her life estate by quitclaim deed to HILARY BLESSING GILMORE RADAKOVICH, AMY LOUISE GILMORE GRAVILLE, LAURA CATHERINE GILMORE, SARAH GRACE GILMORE AND DAVID ANTHONY GILMORE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20210826-0115103, dated August 25, 2021, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 108 Coastal Court W., Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 8th day of June, 2023.

HILARY BLESSING GILMORE RADAKOVICH

AMY LOUISE GILMORE GRAVILLE

LAURA CATHERINE GILMORE

SARAH GRACE GILMORE

DAVID ANTHONY GILMORE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **HILARY BLESSING GILMORE RADAKOVICH, AMY LOUISE GILMORE GRAVILLE, LAURA CATHERINE GILMORE, SARAH GRACE GILMORE AND DAVID ANTHONY GILMORE** the within named bargainors, 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, at office, this 8th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell J. McCann, 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

6/8/23.

Date

Affiant Signature

June 8, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 8th day of June, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON