This Instrument Prepared By.
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER:
Judith A Neal
620 Estes Road
Nashville, TN 37215

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Map/Parcel
#116-04-OB-005.00CO

Karen Johnson Davidson County
Batch# 1028600 **DEEDWARR**
07/20/2023 10.38.56 AM 2 pgs
Fees $13 00 Taxes $2,756 50

20230720-0055924

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary L. Greer, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Judith A. Neal, unmarried**, hereinafter called the "GRANTEE", her 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 a **Unit A-4** on the **Plan of Estes Square, a Horizontal Property Regime** established by Master Deed of record in Book 6623 page 559, amended in Book 6814, page 224, and Instrument No. 20111227-0101009, Registers Office for Davidson County, Tennessee, said Unit is depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to the Master Deed of in Book 6814, page 224, said Registers Office, and being located upon Lot No 4 on the Plan of Estes Square, of record in Plat Book 6250, page 313, Registers Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Estes Square, a Horizontal Property Regime, the plat filed at Exhibit "B" and Bylaws appended thereto to said Master Deed are incorporated herein by reference and made a part hereof the same as though copied herein, together with an interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Mary L Greer by Warranty Deed dated May 13, 1998, from Candace B. Simpson of record in Book 10934, page 747, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **620 Estes Road, Nashville, Tennessee 37215.**

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, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever Whereever 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 HAND, this the **19th** day of **July, 2023.**

Mary L. Greer

Mary L. Greer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary L. Greer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained

WITNESS my hand and official seal this 19th day of July, 2023

R Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires 10/12/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $745,000 00

AFFIANT

Subscribed and sworn to before me on this 19th day of July, 2023

NOTARY PUBLIC

My Commission Expires: _____

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

File No. 23077376