This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1798-MC

Karen Johnson Davidson County
Batch# 1037174 DEEDWARR
08/11/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230811-0062247

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of August, 2023.

Notary Public
My Commission Expires: 9-8-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Estes and Jessica Estes 901 Split Oak Drive Nashville, TN 37013	First Trust Home Loans 906 South Rock St. Sheridan, AR 72150	149 02 0 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Investment Group, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AUSTIN ESTES AND JESSICA ESTES, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/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. 64 on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to TN Investment Group LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20230614-0045475, in the Register's Office of Davidson County, Tennessee, dated June 12, 2023 and recorded on June 14, 2023. Further being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Jeffrey W. Vercher, unmarried, and Tanaka N. Vercher, unmarried, of record in Instrument No. 20230614-0045474, in the Register's Office of Davidson County, Tennessee, dated June 12, 2023 and recorded on June 14, 2023.

This is ☒ improved or ☐ unimproved property located at: **901 Split Oak Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number 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 8th day of August, 2023.

GRANTOR:

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Gabriela Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gabriela Fletcher, Member** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the **Member of TN Investment Group, LLC**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2023.

_____
Notary Public
My Commission expires: 9-24-26



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 8/8/23.

John Cobb Rochford

8/8/23

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 8/8/23.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025