THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745394** Karen Johnson Davidson County Batch# 1043545 **DEEDWARR** 08/28/2023 02 38 28 PM 2 pgs Fees $13 00 Taxes $2,978 50 20230828-0067270	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$810,000.00~~ $805,600 MMT Affiant Subscribed and sworn to before me, this 23rd day of August, 2023. Notary Public My Commission Expires: _____ SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Thomas Estes 6021 Cargile Road Nashville TN 37205	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South Ste 1000 Nashville TN 37201	Tax Information: Tax Parcel ID No. 116 13 0 015.00

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, **Michael D. Weaver and Jamie J. Carr, as tenants in common with a right of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Estes**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 39 on the Plan of Harding Park, of record in Plat Book 2331, page 120, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael D. Weaver and Jamie C. Carr as tenants in common with a right of survivorship, by Warranty Deed from M. Hamilton Wallace, III, of record in Book 10865, Page 287, in the Register's Office of Davidson County, Tennessee, dated March 30, 1998 and recorded on April 01, 1998. See Divorce Case No. 20D2013 filed in the Circuit Court for Davidson County, Nashville, Tennessee on December 29, 2020 but had been dismissed on April 12, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harding Park, as recorded in Plat Book 2331, Page(s) 120 .

Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of recor din Book 5631, page 284, said Register's Office.

Easement for Storm Drainage, recorded in Book 7133, Page 166.

Easement for the flow of the waters of Jocelyn Hollow Branch, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Jocelyn Hollow Branch, free from diminution or pollution.

This is improved property located at 6021 Cargile Road Nashville TN 37205

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 23rd day of August, 2023.

Michael D. Weaver

Jamie J. Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2023.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie J. Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2023

Notary Public
My Commission Expires: 09-18-2025

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm Expires 09-18-2025
Notary ID 131283412