| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P23-6526-WE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2023.<br>Notary Public<br>MY COMMISSION EXPIRES: 5.14.25<br>(AFFIX SEAL) |

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1048548 DEEDWARR
09/11/2023 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230911-0071158

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jeremiah Joseph Steinbach and Juana Guadalupe Reyes Quilantan** | New Owner | |
| 4444 Winton Drive | | 163-02-0-036.00 |
| Antioch, TN 37013-2938 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Richard L Brown, Administrator Pendente Lite for The Estate of David Long Garton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremiah Joseph Steinbach and Juana Guadalupe Reyes Quilantan, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 87 on the Plan of Hickory Highland Place, Section 2, Phase 1 of record in Plat at Instrument No. 199912230306510, and Instrument No. 199912230306511 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David L. Garton, a married person, by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20020129-0012618 Register's Office for Davidson County, Tennessee, dated September 20, 2001 and recorded on January 29, 2002. Pursuant to the Final Decree in the matter styled *Teresa Lynn Garton v. David Long Garton,* found in Docket No. 09D712 in the Fourth Circuit Court for Davidson County, Tennessee, any marital interest of Teresa Lynn Garton in the real property described herein was terminated.

David L. Garton died, testate, on May 31, 2020. The Last Will and Testament of David Long Garton was entered for probate in Docket No. 22P-1489 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division). Pursuant to the Order Approving Selling Real Property to Pay Debts and the Order Approving Purchase and Sale Agreement, entered on April 3, 2023 and August 27, 2023, respectively, the real property conveyed herein is subject to the control of Grantor, as Administrator Pendente Lite of the Estate of David Long Garton.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4444 Winton Drive, Antioch, TN 37013-2938**

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. 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 7th day of Sept, 2023.

The Estate of David Long Garton

BY: Richard Brown, Administrator
Richard L. Brown
Its: Administrator Pendente Lite

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard L Brown, Administrator Pendente Lite for the Estate of David Long Garton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of Sept, 2023.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 7, 2023.

Affiant
Date: September 11, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of September 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY