This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22203-RR

Karen Johnson Davidson County
Batch# 1110533 DEEDWARR
03/13/2024 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240313-0017373

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12 day of March, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph M. McDonald 4018 Brick Church Pike Nashville, TN 37207	Simmons Bank 1135 Nashville Pike Gallatin, TN 37066	041-06-0-008.00

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, **Jon Esler, an unmarried man, and Brian Esler, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph M. McDonald, an unmarried man**, 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:

A Certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Skyline, Section 1, of record in Book 2854, Page 117, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Albert Beverly, unmarried by Warranty Deed from Janet M. Pardue, joined by her husband, Douglas A. Pardue of record in Instrument No. 20010316-0025454 Register's Office for Davidson County, Tennessee, dated March 14, 2001 and recorded on March 16, 2001.

Being the same property conveyed to Jon Esler and Brian Esler by Warranty Deed from Lee Albert Beverly, unmarried of record in Instrument No. 20220114-0005909 Register's Office for Davidson County, Tennessee, dated January 11, 2022 and recorded on January 14, 2022.

**This property is not a marital residence of Brian Esler and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute

This is improved property located at: **4018 Brick Church Pike, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 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.

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 11th day of March, 2024.

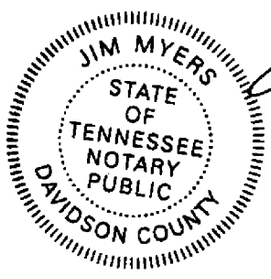
GRANTOR:

Jon Esler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jon Esler, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of March, 2024.



Notary Public
My Commission expires: 1-6-2024

202403130017373

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2024.

GRANTOR:

Brian Esler

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Esler, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of March, 2024.

Notary Public
My Commission expires:
09-19-2025

Stephen W. Jones

STEPHEN W JONES
Notary Public - Arizona
Maricopa County
Commission # 611027
My Comm. Expires Sep 19, 2025

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Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 3/11/2024.

Affiant Signature

3/13/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of March, 2024.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

