THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246924** Karen Johnson Davidson County Batch# 1113064 DEEDWARR 03/20/2024 12:39:30 PM 3 pgs Fees: $18.00 Taxes: $3,071.00 20240320-0019304	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2024. Notary Public My Commission Expires: 10/16/2024 TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Douglas McClure Richardson and Hoang Anh Richardson 410 17th Street North, Unit B Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-10-0-050.00

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, **Thomas Estrin and Maureen Estrin, husband and wife and Marc Estrin, married, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Doug McClure Richardson and Hoang Anh Richardson**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Resubdivision (partition) of the South 10 feet of Lot 184 and all of Lots 185, 186 and 187, Map of McEwen Plac e , recorded in Book 332, page 133, R.O.D.C., TN, of record as Instrument No. 20110725-0056775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS ESTRIN and MAUREEN ESTRIN, HUSBAND AND WIFE, and MARC ESTRIN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from BRENT MORELAND AND AMANDA MORLAND, HUSBAND AND WIFE, of record in Instrument No. 20170919-0095788 , dated September 14, 2017 , said Register's Office.

Natalee H. Estrin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 083-10-0-050.00.

Matters shown on the Plan of record in Instrument No. 20110725-0056775, said Register's Office.

This is improved property located at 410 17th Street North, Unit B Nashville TN 37206

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 15th day of March, 2024.

Thomas Estrin

Maureen Estrin by Thomas Estrin, her Attorney-in-Fact 3-15-24

Marc Estrin 03/15/24

Natalee H. Estrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Estrin, 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, and who further acknowledged that he is the Attorney-in-Fact for Maureen Estrin and that he is authorized by Maureen Estrin to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of March, 2024.

Notary Public

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of March, 2024.

Notary Public

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 3/15/24.

Affiant Signature

3/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/24.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON