Prepared by:
Jennifer Estes
700 Church St #407
Nashville TN 37203

STATE OF Tennessee
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $180,000.00

Jennifer L Estes
Affiant

Karen Johnson Davidson County
Batch # 1121762 DEEDWARR
04/11/2024 02:14:27 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20240411-0025887

Subscribed and sworn before me this the day 11th of April, 2024.

Notary Public
My commission expires: 1/6/2025

TOBIA J. BURDETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer L. Estes 700 Church St #407 Nashville, TN 37203	New Owner	93-52 B 230CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN BRECKER, TRUSTEE OF THE KATHLEEN BRECKER LIVING TRUST DATED NOVEMBER 7, 2019, AND ANY AMENDMENTS THERETO**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JENNIFER L. ESTES**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 407 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record in Instr. 20051215-0150617, Registers Office, Davidson County, Tennessee.

Being the same property conveyed to KATHLEEN BRECKER, TRUSTEE OF THE KATHLEEN BRECKER LIVING TRUST DATED NOVEMBER 7, 2019, AND ANY AMENDMENTS THERETO, AND JENNIFER L. ESTES, WITH A 50% UNDIVIDED INTEREST, by deed dated 09/29/2010, from JENNIFER L. ESTES, A UNMARRIED WOMAN, of record in instrument NO. 20200929-0112294, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

THIS IS IMPROVED PROPERTY KNOWN AS 700 CHURCH ST, STE 407, NASHVILLE, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8 day of April, 2024.

THE KATHLEEN BRECKER LIVING TRUST DATED NOVEMBER 7, 2019

Kathleen Brecker, Trustee
KATHLEEN BRECKER, TRUSTEE

STATE OF Vermont

COUNTY OF Windsor

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen Brecker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, THE KATHLEEN BRECKER LIVING TRUST DATED NOVEMBER 7, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of THE KATHLEEN BRECKER LIVING TRUST DATED NOVEMBER 7, 2019 by the said KATHLEEN BRECKER as such TRUSTEE..

Witness my hand and official seal this 8th day of APRIL, 2024.

My commission expires: 01/31/2025

Notary Public

Austin Sayers
Notary Public State of Vermont
Commission No. 157.0014567
Commission Expires 01/31/2025