Karen Johnson Davidson County
Batch# 1125572 DEEDWARR
04/22/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20240422-0028753

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anne Ferrier Crook 4225 Harding Pike, #608 Nashville, TN 37205	Anne Ferrier Crook 4225 Harding Pike, #608 Nashville, TN 37205	103 16 0C 608.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Walton Estes, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anne Ferrier Crook, unmarried and Angus M. G. Crook and Nancy F. Crook, husband and wife, as Joint Tenants with the Right of Survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4225 Harding Pike, #608, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, a being Unit No. 608 on the plan of WELLINGTON ARMS, A CONDOMINIUM DEVELOPMENT, of record in Plat Book 5200, Page 316, and as Master Deed recorded in Book 5721, Page 241, as corrected in Book 5740, Page 897, as amended in Instrument No. 20001205-0119242 Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary Walton Estes, a single person, by Warranty Deed from Jane Easley McPherson Bruce, and spouse, William P. Bruce, Sr., of record in Book 8494, Page 936, in the Register's Office of Davidson County, Tennessee, dated November 22, 1991 and recorded on November 26, 1991.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of April, 2024.

M. Walton Estes
Mary Walton Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2024, before me personally appeared Mary Walton Estes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. KUSY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22 day of April, 2024.

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 04/22/2024.

Date

Holly Ray

Affiant Signature

04/22/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

