This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22442-RR

Karen Johnson Davidson County
Batch# 1138381 DEEDWARR
05/22/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20240522-0038169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $413,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marta Perez Gil 356 Clearlake Drive West Nashville, TN 37217	PINNACLE BANK, a Tennessee bank 150 Third Avenue South, Suite 900 Nashville, TN 37201	136-10-0-061.00

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, **Julie Oliver, Executrix of The Estate of Paul R. Saunders**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marta Perez Gil, an unmarried woman**, hereinafter called the Grantee, her 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.462, on the plan of Priest Lake Park, Section 7-B, as of record in Book 5200, Page 175, Register's Office of Davidson County, Tennessee.

Said Lot No. 462 fronts 90.0 feet on the westerly margin of Clearlake Drive and runs back 127.0 feet on the southerly line and 164.93 feet on the northerly line to a line in the rear which measures 132.5 feet thereon.

Being the same property conveyed to Paul R. Saunders and wife, Telse G. Saunders by Warranty Deed from Gerrit Van Nederynen and wife, Evelyn D. Van Nederynen, dated January 18, 1989 and recorded January 26, 1989 in Book 7759, Page 245, Register's Office of Davidson County, Tennessee.

Telse G. Saunders having died on or about September 13, 2019; leaving Paul R. Saunders as surviving tenant by the entirety. Paul R. Saunders having become deceased on or about December 4, 2023. Paul R. Saunders's last will and testament being probated in the Seventh Circuit Probate Court for Davidson County, Tennessee, Docket # 24P203. Said Executrix being authorized and directed to sell the real property of the estate in said last will and testament.

This is **improved** property located at: **356 Clearlake Drive West, Nashville, TN 37217**

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 17th day of May, 2024.

GRANTOR:

The Estate of Paul R. Saunders

By: Julie Oliver, Executrixes
Julie Oliver, Executrix

STATE OF TENNESSEE
COUNTY OF Sevier

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julie Oliver, Executrix of the Estate of Paul R. Saunders, 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 she is the Executrix of the Estate of Paul R. Saunders and that as such Executrix she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2024.

KSchamp
Notary Public
My Commission expires: 9-7-2025

KSCHAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

202405220038169

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/17/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/17/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** May, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

