Prepared by
Record and Return To
Chapman and Pesenhal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **820,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2025

Notary Public

COMMISSION EXPIRES _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson
Batch # 1232570
01/31/2025 10 18 49 AM
Fees $13 00 Taxes $3,034 00

Davidson County
DEEDWARR
2 pgs

20250131-0007447

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ann McBurney Neely, Trustee	New Owner	116-12-0A-011-00
(NAME)	(NAME)	
3704 L Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Carol Coles Andrews, Trustee of The Carol Coles Andrews Trust dated May 22, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann McBurney Neely, Trustee of the Ann McBurney Neely Revocable Trust dated September 28, 2022,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit 11, on the Plan of Phase IV Building Schedule, Estes Glen Residential Condominiums of record in Plat Book 5060, page 78, supplementing Plat Book 4885, page 50, Register's Office for Davidson County, Tennessee and described in the Master Deed for Estes Glen Residential Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et , seq as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4923, page 411, amended in Book 4927, page 793 and Book 5239, page 922, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Estes Glen Residential Condominiums contained in said Master Deed and the By-Laws appended thereto as Exhibit "C" are incorporated herein by reference and made a part hereof the same as though copied herein, together with an undivided one-twelfth (1/12) interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Carol Coles Andrews as Trustee of The Carol Coles Andrews Trust dated May 22, 2019, by Quitclaim Deed from Carol Coles Andrews, a single woman of record in Instrument No. 20200203-0012100, dated May 22, 2019 and recorded February 3 2020, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **3704 L Estes Road** (House Number) (Street) | **Nashville, TN** (City or Town) (State) | **37215** (Postal Zip) (P O Address)

File No 7970-24
Warranty Deed Individual eRec LES rev 09-2018

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 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, successors 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

Witness our hands this 30th day of January 2025.

The Carol Coles Andrews Trust dated May 22, 2019

By: Carol Coles Andrews
Carol Coles Andrews, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Carol Coles Andrews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee under that certain Trust Agreement dated May 22, 2019 for the benefit of The Carol Coles Andrews Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 30th day of January 2025.

Robert L Scruggs
Notary Public

Commission Expires. _____

