Karen Johnson Davidson County
Batch# 423496 DEEDWARR
06/23/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $945.35
20200623-0067359

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Wilson
The actual value or consideration, whichever is greater, for this transfer is $255,500.00.

Affiant

Sworn to and subscribed before me this 8th day of June, 2020.

Notary Public
My Commission Expires:

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jacklyn Winkle	4224 Chesney Glen Drive	Owner	
4224 Chesney Glen Drive			**087-01-0A-005-00-CO**
Hermitage, TN 37076-4424	Hermitage, TN 37076-4424		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Evin Rion and Ashley Rion, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jacklyn Winkle, a single woman,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section 1A Chesney Glen, R15 Residential P.U.D of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy Rion, single by Warranty deed from Michael A. Simon and wife, Cindy Simon of record in Instrument No. 20040106-0002030 Register's Office for Davidson County, Tennessee, dated December 23, 2003 and recorded on January 06, 2004.

Being the same property conveyed to Evin Rion and Ashley Rion, husband and wife by Warranty deed from Tracy Nixon, (formerly Tracy Rion) and John Barry Nixon, wife and husband of record in Instrument No. 20181217-0122303 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and in Book 11317, Page 674, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Homeowner's Association of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.
Common Area conveyed to Homeowner's Association of record in Book 10420, Page 356 and in Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of June, 2020.

Evin Rion

Ashley Rion

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Evin Rion and Ashley Rion, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 8th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/2020

CHRISTINE N. MAROON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY