THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 433187 **DEEDWARR**
07/08/2020 01:45:09 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200708-0074023

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,900.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Donald Evan Winfree and Audra Lauren Winfree 4912 Cedar Hill Rd. Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 148-13-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN KEANE NKA ERIN SKORUPKA, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DONALD EVAN WINFREE AND AUDRA LAUREN WINFREE, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled Section Three Locustwood, of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIN KEANE, AN UNMARRIED WOMAN, by deed from LOUIS B. OWENS AND WIFE, JACQUELINE OWENS, of record in Instrument No. 20180531-0051975, dated May 29, 2018, said Register's Office.

RYAN SKORUPKA, SPOUSE OF ERIN KEANE NKA ERIN SKORUPKA JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS MARITAL INTEREST, IF ANY, TO SAID PROPERTY.

This is improved property commonly known as: **4912 Cedar Hill Rd., Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of July, 2020.

ERIN KEANE NKA ERIN SKORUPKA

RYAN SKORUPKA

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIN KEANE NKA ERIN SKORUPKA & RYAN SKORUPKA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of July, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____