This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9724-SM

Karen Johnson Davidson County
Batch# 560881 DEEDWARR
01/26/2021 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $947.20
20210126-0011386

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 24th day of November, 2020.

Notary Public
My Commission Expires: 5-17-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Victor Romero and Josseline Cruz 4484 South Trace Blvd. Nashville, TN 37138	New Owner	063-12-0-055

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, I/we, **Terri Kish, Sharon Falk, Michelle Lampe, Linda Namik, Lora Lee and Robin Clark, Heir-at-Laws of Dorothy A. Winters, Deccased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Victor Romero and Josseline Cruz, husband and wife**, hereinafter called the Grantee(s), his/her/their 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. 60 on the Plan of Southfork, Section Two of record in Plat Book 6250, Page 386, 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 Dorothy A. Winters, unmarried, by Warranty Deed from Bernard V. Fischbach and wife, Barbara J. Fischbach, of record in Instrument No. 20031020-0154812, Register's Office for Davidson County, Tennessee, dated October 15, 2003 and recorded on October 20, 2003. Dorothy A. Winters having since died testate August 21, 2020. No estate has been administered for Dorothy A. Winters, and her Last Will and Testament has not been admitted to probate. The heirs-at-law of Dorothy A. Winters execute this instrument on her behalf, being Terri Kish, Sharon Falk, Michelle Lampe, Linda Namik, Lora Lee and Robin Clark, pursuant to Affidavits of Heirship recorded simultaneously here within, of record in Instrument No. * and *20210114-0006355 Instrument No. **, Register's Office for Davidson County, Tennessee.

** 20210114-0006354

This Instrument executed on behalf of Sharon Falk, Michelle Lampe, Linda Namik, And Lora Lee, Heir-at-Laws of Dorothy A. Winters, Deceased ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202101260011381, 202101260011382, 202101260011383, and 202101260011384, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4484 South Trace Boulevard, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien 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 24th day of November, 2020.

GRANTOR:

Dorothy A. Winters, Deceased

By: Terri Kish
Terri Kish, Heir-at-Law

By: Sharon Falk by Terri Kish as Attorney-in-fact
Sharon Falk, Heir-at-Law, by his/her Attorney-In-Fact

By: Michelle Lampe by Terri Kish as Attorney-in-fact
Michelle Lampe, Heir-at-Law, by his/her Attorney-In-Fact

By: Linda Namik by Terri Kish as Attorney-in-fact
Linda Namik, Heir-at-Law, by his/her Attorney-In-Fact

By: Lora Lee by Terri Kish as Attorney-in-fact
Lora Lee, Heir-at-Law, by his/her Attorney-In-Fact

By: Robin Clark
Robin Clark, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terri Kish, and Robin Clark, Heir-at-Laws of Dorothy A. Winters, Deceased, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of November, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

24th JM
Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sharon Falk, Michelle Lampe, Linda Namik, Lora Lee ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 24th day of November, 2020.

24th JM
Notary Public
My Commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

EXHIBIT "A"
TO Warranty Deed
From: Terri Kish, Sharon Falk, Michelle Lampe, Linda Namik, Lora Lee, and Robin Clark, Heir-at-Laws of Dorothy A. Winters, Deceased
To: Victor Romero and Josseline Cruz

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Terri Kish
Affiant

WITNESS my hand and seal at office this 24th JM day of November, 2020.

Jim Myers
Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

202101260011386

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY