**NEW OWNER:**
KAITLYN CHAMBERLAIN
1333 WINTHORNE DRIVE
NASHVILLE, TN 37217

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 20-2298**

**Map & Parcel**
**120090159.00**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 576340 **DEEDWARR**
02/24/2021 10:29:56 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50



20210224-0022805

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Five Thousand and 00/100 Dollars ($335,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANNETTE SHELTON, EXECUTRIX OF THE ESTATE OF CAROLE ANN MILLER WINKLE, ANNETTE L. SHELTON and ANGELA L. WINKLE,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KAITLYN CHAMBERLAIN and WILLIAM TAYLOR CHAMBERLAIN, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 46 on the Plan of Glengarry Park, as of record in Book 3600, Page 36, 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 CAROLE ANN MILLER WINKLE by Final Decree of Divorce from GERALD L. WINKLE, dated January 16, 1991, and of record in Instrument No. 20110310-0019199, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Gerald L. Winkle and wife, Carole A. Winkle by Warranty Deed from Jerry S. Smead and wife, Brigitta P. Smead, dated July 17, 1979 and of record in Book 5471, Page 642, Register's Office for DAVIDSON County, Tennessee. Carole Ann Miller Winkle a/k/a Carole Ann Winkle a/k/a Carole A. Winkle is now deceased, having died unmarried and testate on October 26, 2020. For further reference to title, see the Last Will and Testament of Carole A. Winkle, of record in Docket No. 20P2101, in the Probate Court Clerk's Office for Davidson County, Tennessee, whereby she devised her interest in the property herein to Annette L. Shelton and Angela L. Winkle.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 1333 WINTHORNE DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 3600, Page 36, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of February, 2021.

ESTATE OF CAROLE ANN MILLER WINKLE

Annette Shelton

BY: ANNETTE SHELTON, EXECUTRIX

Annette Shelton

ANNETTE SHELTON

STATE OF ARIZONA
COUNTY OF Cochise

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANNETTE SHELTON, EXECUTRIX OF THE ESTATE OF CAROLE ANN MILLER WINKLE and ANNETTE SHELTON, INDIVIDUALLY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2021.

NOTARY PUBLIC

My commission expires: June 11, 2022

DIANNA HANCE
Notary Public - Arizona
Cochise County
Commission # 553736
My Commission Expires June 11, 2022

Angela L Winkle

ANGELA L. WINKLE

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANGELA L. WINKLE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2021.

Lisa Zatkos

NOTARY PUBLIC

My commission expires: March 16, 2024

LISA ZATKOS
MY COMMISSION # GG 947362
EXPIRES: March 16, 2024
Bonded Thru Notary Public Underwriters

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The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

AFFIANT

Sworn to and subscribed to before me this 10th day of February, 2021.

Heather Morrison

NOTARY PUBLIC

My commission expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025