THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210535196**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 650251 DEEDWARR
06/07/2021 09:03:01 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20210607-0075640

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Peter Winkle and Elizabeth Randall Winkle 111 Acklen Park Dr. Apt 633 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-08-0B-005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell J. Handy and JoAnn P. Handy, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Peter Winkle and Elizabeth Randall Winkle, 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 Unit No. 5 on the Plan of Revised Stokeswood Condominium, of record in Plat Book 6250, Page 845, amended in Plat Book 6200, Page 438, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Stokeswood Condominiums, a horizontal property regime established by Master Deed of record in Book 6441, Page 577, amended in Book 6453, Page 620 and Book 6923, Page 777, said Register's Office.

Being the same property conveyed to Russell J. Handy and JoAnn P. Handy, husband and wife and Jacob Handy, unmarried by Warranty deed from Deela Camage, unmarried of record in Instrument No. 20130426-0041779 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 26, 2013.

Being the same property conveyed to Russell J. Handy and JoAnn P. Handy, husband and wife by Quitclaim deed from Jacob Handy, unmarried, of record in Instrument No. 20210520-0068783 Register's Office for Davidson County, Tennessee, dated May 20, 2021, and recorded on May 20, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 438 and amended in Plat Book 6250, Page 845, Register's Office for Davidson County, Tennessee

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing

a Horizontal Property Regime of Stonewood Condominiums of record in Book 6441, Page 577, as amended in Book 6453, Page 620 and Book 6923, Page 777, Register's Office for Davidson County, Tennessee

Charter for Condominium Owner's Association of record in Book 6470, Page 149, in the Register's Office for Davidson County, Tennessee

Stormwater Detention Agreement of record in Book 6779, Page 669, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7542, Page 424, in the Register's Office for Davidson County, Tennessee

This is improved property located at 104 Stokeswood Place Nashville TN 37215

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantors warrant this instrument is effective as of the 4th day of June, 2021.

Russell J. Handy

JoAnn R. Handy

STATE OF VIRGINIA)
COUNTY OF LANCASTER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell J. Handy and JoAnn P. Handy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 2021.

Sharon H Shepard
Notary Public
My Commission Expires: 5-31-2024

SHARON H. SHEPARD NOTARY PUBLIC MY COMMISSION NUMBER 115552 COMMONWEALTH OF VIRGINIA