WARRANTY DEED

Karen Johnson Davidson County
Batch# 656805 DEEDWARR
06/15/2021 10:30:00 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20210615-0080378

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. BC-21-729
Prepared by:
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
~~Nashville, TN 37215~~

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Winter and Jessica G. Helfand	NEW OWNER	
(NAME)	(NAME)	
1403 Woodland Street		083-09-0-415-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Stephen Matthew Humes and Sara Marie Humes, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Reino Winter and Jessica Gayle Helfand, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of A. V. S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, of record in Book 332, Page 4, 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 Michael Rezi and Sara M. Rezi, husband and wife by Warranty deed from Renasant Bank of record in Instrument No. 20110622-0047894 Register's Office for Davidson County, Tennessee, dated June 16, 2011 and recorded on June 22, 2011.

Being the same property conveyed to Sara Marie Rezi by Quitclaim deed from Michael Rezi of record in Instrument No. 20130412-0036689 Register's Office for Davidson County, Tennessee, dated April 03, 2013 and recorded on April 12, 2013.

Being the same property conveyed to Stephen Matthew Humes and Sara Marie Humes, husband and wife by Warranty deed from Sara Marie Humes, f/k/a Sara Marie Rezi of record in Instrument No. 20210406-0045286 Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

This is property more commonly known as 1403 Woodland Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 14th day of June, 2021.

Stephen Matthew Humes

Sara Marie Humes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2021, before me personally appeared Stephen M Humes and Sara M Humes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2021.

Notary Signature
My commission expires:

