Karen Johnson Davidson County
Batch# 702957 **DEEDWARR**
08/23/2021 01:12:02 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20210823-0113682

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $412,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of August, 2021.

NOTARY PUBLIC

My commission expires: 07/09/24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Susan Lea and Joseph Lea (NAME)	new owners (NAME)	097-02-0A-534.00 CO
1993 Stonewater Drive (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $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 **Donald Thomson Winkler and Armi Vera Winkler, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Susan Lea and Joseph Lea, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: 81 E. 7 P. III

Land in Davidson County, Tennessee, being Lot(s) 534, as shown on the map entitled Villages of Riverwood Section One Phase 6B, of record in Instrument No. 20151023-0107918, 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 DONALD THOMSON WINKLER AND ARMI VERA WINKLER, HUSBAND AND WIFE, by deed from BEAZER HOMES CORPORATION, A TENNESSEE CORPORATION, of record in Instrument No. 20160404-0031588, dated March 31, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 1993 Stonewater Drive, Hermitage, TN 37076.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-21-1993

Witness our hands this 18th day of August, 2021.

Donald Thomson Winkler

Armi Vera Winkler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Thomson Winkler and Armi Vera Winkler, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of August, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY