Karen Johnson Davidson County
Batch# 705595 DEEDWARR
08/26/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210826-0115623

SolomonParks File No. 21-000231-524

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13022-RR

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2021.

Notary Public

My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Woodnorth and Julie Woodnorth	Bank of America	172-14-0B-132.00-CO
1416 Wexford Downs Lane	4500 Amon Carter Boulevard	
Nashville, TN 37211	Fort Worth, TX 76155	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nancy T. Wilcenski, and husband, Steve P. Wilcenski

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Woodnorth and Julie Woodnorth, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Minor Revision Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121,126-128, &132-133 of record in Plat at Instrument No. 20000804-0077802 as revised in Instrument No. 20010313-0024106 and Instrument No. 20080122-0006550, 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 Nancy T. Wilcenski, and husband Steve P. Wilcenski by Warranty Deed from Kenneth B. Cornejo, unmarried of record in Instrument No. 20061215-0154982, Register's Office for Davidson County, Tennessee.

This is improved property known as **1416 Wexford Downs Lane, Nashville, TN 37211.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of August, 2021.

Nancy T. Wilcenski

Steve P. Wilcenski

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nancy T. Wilcenski and Steve P. Wilcenski, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of August, 2021.

Notary Public
My Commission Expires: 06-07-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000231-524

SP 11/2015

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8.25.21.

Affiant Signature — Date: 8.26.21

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

