THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210937535

Karen Johnson Davidson County
Batch# 731426 **DEEDWARR**
10/07/2021 12:12:10 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20211007-0134932

GLORIA J ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FENTRESS
My Comm. Expires 2/26/2024

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Cumberland)

The actual consideration or value, whichever is greater, for this transfer is: $730,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2021.

Notary Public
My Commission Expires: 2-26-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Davis and Donna Davis 1340 Wexford Downs Lane Nashville TN 37211	Same	Tax Parcel ID No. 172-14-0B-261.00-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, **Charles A. Lodowski and Patricia S. Lodowski, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Davis and Donna Davis, 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 Lot No. 211 on the Plan of Subdivision Plat of Winfield Park A Cluster Lot Development Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, 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 Charles A. Lodowski and Patricia S. Lodowski, husband and wife by Warranty deed from Robert Sydney Hoskins and spouse, Betty Monderine-Hoskins of record in Instrument No. 20161227-0135572 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 27, 2016.

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 now due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20130422-0052787, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691 and in Instrument No. 20001211-0122000 and as corrected in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Winfield Park Homeowners Association, Inc., of record in Book 11113, Page 717, Register's Office for Davidson County, Tennessee.

Dedication of Easement of record in Instrument Number 20031028-0158321, in the Register's Office for Davidson County, Tennessee.

Certification of Duly Adopted Resolution for Winfield Park Homeowners Association, Inc. of record in Instrument Number 20160211-0013422, in the Register's Office for Davidson County, Tennessee.
Conveyance of Open Space Areas to Winfield Park Homeowners Association, Inc., of record in Instrument No. 20050414-0041760, Register's Office for Davidson County, Tennessee.
Easements of record in Book 11124, Page 852 and Book 11628, Page 204, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1340 Wexford Downs Lane Nashville TN 37211

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 have executed this instrument on this 4th day of October, 2021.

Charles A. Lodowski

Charles A. Lodowski

Patricia S. Lodowski

Patricia S. Lodowski

STATE OF TENNESSEE)
COUNTY OF Cumberland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Lodowski and Patricia S. Lodowski, 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 4th day of October, 2021.

Gloria J Roberts

Notary Public
My Commission Expires 2-26-24

GLORIA J ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FENTRESS
My Comm. Expires 2/26/2024

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GJR