Karen Johnson Davidson County
Batch# 732035 DEEDWARR
10/08/2021 02:08:28 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20211008-0135717

Warranty Deed

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this the 5th day of October, 2021. Dawn Martin Notary Public My commission expires: 10/2/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM SH 21 326

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sydney Taylor Winstead and Judith Winstead	New Owner(s)	071 11 0 139.00
326 Marshall St		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY G. WINGARD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYDNEY TAYLOR WINSTEAD, AN UNMARRIED WOMAN, AND JUDITH WINSTEAD, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of S.A. Buchanan Re-Subdivision of Lots No's 4-5-6-12-13-18-19-24-25-30 and 31 of the Trinity Heights Addition, of record in Book 547, Page 166 (erroneously referred to Page 188 in prior deeds), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy G. Wingard, unmarried, by Warranty Deed from Fed Development, LLC, of record in Instrument No. 20140929-0089281, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 326 Marshall Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4 th day of October, 2021.

Timothy G. Wingard

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy G. Wingard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4 th day of October, 2021.

Notary Public

My Commission Expires: 10/14/2023

MAX DUNSKOTZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194039262
MY COMMISSION EXPIRES 10/14/2023