Karen Johnson Davidson County
Batch# 745268 DEEDWARR
10/27/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20211027-0144497

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210800302

WARRANTY DEED

ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$770,000 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of Octobr, 2021.
Eliza Whitfield
Notary Public
MY COMMISSION EXPIRES: 5-5-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Wilke **541 Neelys Bend Rd.,** **Madison, TN 37115**	BANK OF TENNESSEE PO BOX 1020 JOHNSON CITY, TN 37602	**052-01-0-162.00**

FOR AND IN 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, WE,

Therese Elizabeth Winnington, Married and Peter Joseph Winnington, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Wilke, A Single Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 25 on the Subdivision of B.H. & Margaret P. Franklin Six Acre Tract as of record in Book 843, page 78, Register's Office for said County, described as follows:

Beginning at a point in the center of the Neeley Bend Road, the southwest corner of the old Lanier Tract, the southeast corner of said Lot No. 25; thence with the center of Neeley Bend Road North 541/4° west 58 feet to a turn in said road, continuing with the center of said Road North 881/4° west 45 feet to a point; thence leaving said road north 29 ¾° east 307 feet, more or less, to a point; thence at right angles eastwardly 96 feet, more or less, to a point, the northeast corner of said Lot No. 25; thence with the easterly line No. 25, south 29 ¾° west 295 feet to the beginning.

PARCEL 2:

LAND in Davidson County, Tennessee, being a portion of the westerly part of Lot No. 25 on the Subdivision of B.H. & Margaret P. Franklin Six Acre Tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and being described by a survey by Harvey Gee on October 1, 1958.

Said portion of land begins at an iron pin in the northerly margin of Neeley Bend Road, common corner of the Nellie R. Binkley and Hoyt Logan land; running thence North 29° 09' East 200 feet to an iron pin; thence North 51° 58' West 54 feet to an iron pin; thence North 53° 30' East 128.5 feet to an iron pin; thence South 41° 25' East 17 feet to an iron pin on the Hoyt Logan line; thence with said line South 32° West 319.5 feet to the point of beginning.

BEING the same property conveyed to Therese Elizabeth Winnington, married and Peter Joseph Winnington, married, by Warranty Deed from James C. Reedy and wife, Marlene R. Reedy, dated 7/2/2021 and recorded 7/7/2021 in Instrument No. 20210707-0091251, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **541 Neelys Bend Rd.,, Madison, TN 37115**
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 our hands this 18th day of Octobr, 2021.

Therese Elizabeth Winnington

Therese Elizabeth Winnington

Peter Joseph Winnington by Therese Winnington, Attorney-in-fact

Peter Joseph Winnington by Therese Winnington, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese Elizabeth Winnington 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.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of Octobr, 2021.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18TH day of October, 2021, before me personally appeared Therese Winnington to me known to be the person who executed the foregoing instrument in behalf of Peter Joseph Winnington as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Peter Joseph Winnington

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of Octobr, 2021

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or 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 10/26/2021 (date of document).

Affiant Signature

10/26/2021
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025

NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025