2021-994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 755354 DEEDWARR
11/16/2021 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211116-0152136

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Windsor Homes LLC	NEW OWNER	Parcel ID: 102-14-0-056.00-000
(NAME)	(NAME)	
143 WINDSOR AVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **F. Clarice Maguire**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Windsor Homes LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Crest Meade, Section 2, as of record in Book 2331, page 152, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to F. Clarice Maguire, by Warranty Deed from Thomas W. Binford, III and wife, Carolyn P. Binford dated March 13, 1998 recorded March 19, 1998, of record in Book 10846, Page 324 Register's Office for Davidson County, Tennessee.
POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20210921-0126757, SAID REGISTER'S OFFICE.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1204 Alfred Drive, Nashville, TN 37205

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 5 day of November, 2021

F. Clarice Maguire by Michael Henry Pogrowski agent

F. Clarice Maguire by Michael Henry Pogrowski
as Attorney-in-Fact

STATE OF CALIFORNIA

COUNTY OF Santa Cruz

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael Henry Pogrowski, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of F. Clarice Maguire as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of F. Clarice Maguire for the purposes therein contained.

Witness my hand and official seal, this the 05 day of November, 2021.

Notary Public

My Commission Expires: MAY 07 2022

(SEAL)

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 5th day of November, 2021.

Quin Evans Segall

11/05/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 5th day of November, 2021.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022