Karen Johnson Davidson County
Batch# 801067 DEEDWARR
02/07/2022 12:10:33 PM 2 pgs
Fees: $13.00 Taxes: $5,141.50

20220207-0013865

[redacted]y.
Record and Return To.
Chapman and Rosenthal Title, In
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

| THIS INSTRUMENT WAS PREPARED BY<br>Bankers Title & Escrow Corporation, , | STATE OF TEnnessee<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,389,595.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2022.<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |
|---|---|

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Elizabeth Winsett and Patrick Winsett | Elizabeth Winsett and Patrick Winsett | MAP: 104-14-0H |
| 411 Prestwick Court | 411 Prestwick Court | PARCEL: -057.CO |
| Nashville TN 37205 | Nashville TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **SHELLEY MOATS (formerly SHELLEY A. SCHOENECKER)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH WINSETT and PATRICK WINSETT, wife and husband**

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. 8 on the Plan of Whitworth Phase 3, Section 2 of record in Plat Book 7900, Page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, 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 Shelley A. Schoenecker by Warranty deed from Mary Ann Kipp, Successor Trustee of The Michael F. Kipp Revocable Living Trust, Dated January 21, 2013 and Mary Ann Kipp , Trustee of The Mary Ann Kipp Revocable Living Trust, dated January 21, 2013 of record in Instrument No. 20171002-0100249 Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 02, 2017.

ShelleyA. Schoenecke is now known as Shelley Moats.

This property is not theresidenceof the Grantor and is not a marital asset.

This is IMPROVED property known as: **411 Prestwick Court, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 4th day of February, 2022.

Shelley Moats

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 Shelley Moats, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 4 day of February, 2022..

Notary Public

My Commission Expires: 1-8-22

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE