WARRANTY DEED

Karen Johnson Davidson County
Batch# 812143 **DEEDWARR**
02/28/2022 09:18:38 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80

20220228-0022067

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd. Smyrna, TN 37167

File No.: 1037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Summit Builder Corp.	Summit Builders Corp.	102-03-0-173.00
(NAME)	(NAME)	
382 Annex Avenue	319 Hickerson Dr. Suite A	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Murfreesboro TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Four Thousand And No/100 Dollars ($404,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFF A. WINSETT AND TERRA N. WINSETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUMMIT BUILDER CORP., a TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 1201 on the Plan of Charlotte Park Subdivision, Section 21, of record in Plat Book 3700, Pages 10 & 11, 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 Jeff A. Winsett and Terra N. Winsett, husband and wife by Warranty deed from Ronald D. Runyeon, married of record in Instrument No. 20100226-0014990 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on February 26, 2010.

unimproved ☐
This is improved ☒ property, known as 382 Annex Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 25th day of February, 2022.

Jeff A. Winsett

Terra N. Winsett

State of Tennessee

County of Rutherford

On this the 25th day of February, 2022, before me personally appeared Jeff A. Winsett and Terra N. Winsett ,to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person (or person's) fee act and deed.

Witness my hand, at office, this the 25th day of February ,2022.

Notary's Signature

(Seal)

My commission expires:

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023