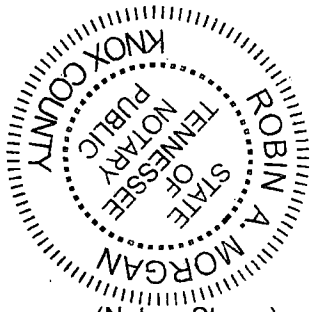


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2022.

Notary Public

My commission expires: 2.2.25

Karen Johnson Davidson County
Batch# 870866 DEEDWARR
06/14/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220614-0067413

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
255 N. Peters Road, Ste 104, Knoxville, TN 37923

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kenny Winchell	**Kenny Winchell**	**147 14 0 034.00**
608 Watson Wood Drive	**608 Watson Wood Drive**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gerri Winchell Findley, both individually and as Heir at Law of Judy Winchell, deceased,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kenny Winchell and John Alan Thompson, as tenants in common,

(hereinafter called the "Grantee"), his heirs and assigns, her one-half (1/2) undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the plan of Whispering Hills Section II-A, of record in Plat Book 2331, Page 132, Register's Office for said County.

Said Lot No. 228, which is a corner lot, fronts 178.4 feet on the northerly margin of Watsonwood Drive and fronts 134.3 feet on the easterly margin of Westcrest Drive, said frontages being joined by a curve having a length of 39.5 feet, and extends back 201.5 feet on the northerly line and 160.0 feet on the easterly line to a point of intersection.

Being the same property conveyed to Danny Winchell and spouse, Judy Winchell, by Warranty Deed from Bill N. Tidwell, Jr. and spouse, Marlene E. Tidwell, of record in Book 8612, Page 853, in the Register's Office of Davidson County, Tennessee, dated April 28, 1992 and recorded on April 29, 1992. The said Danny Winchell being deceased as of February 16, 2011 leaving Judy Winchell as the surviving tenant by the entirety. Judy Winchell subsequently died intestate on September 06, 2021, leaving her children, Gerri Winchell Findley and Kenny Winchell as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. *, said Register's office.

*20220614-0067412

This is X improved ☐ unimproved property known as **608 Watson Wood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of her interest in said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2022.

Gerri Winchell Findley, Individually and as
Heir at Law of Judy Winchell, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the above named, Gerri Winchell Findley, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 31st day of May, 2022.

Notary Public
My Commission Expires: 03/16/2025

Lenders Title Company File No. 22-000390-531

