WARRANTY DEED

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

Affiant

Subscribed and sworn to me on 08/19/22.

NOTARY PUBLIC
My Commission Expires: 1/26/2

Karen Johnson Davidson County
Batch# 906636 DEEDWARR
08/23/2022 11:33:34 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220823-0095079

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael T. Wilson Emma C. Wilson 523 Saint Jules Lane Nashville, TN 37211	new owner	172120D54500CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bonnie Zoe Winn, an unmarried woman, and Susan M. Hunt, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael T. Wilson and Emma C. Wilson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 811 as shown on Exhibit "B" to the Supplemental Declaration of. Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhome Units of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322- 0031182 as revised by Instrument No. 20061103-013691 l in said Register's Office.
>
> Being the same property conveyed by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, to Bonnie Zoe Winn and Susan D. Hunt, as Joint Tenants with Right of Survivorship as recorded on the 10th day of March, 2008 in Instrument No. 20080310-0023793 and Quitclaim Deed from Bonnie Zoe Winn, an unmarried woman, and Susan M. Hunt, an unmarried woman, vested previously in error and therefore also known as Susan D. Hunt to Bonnie Zoe Winn, an unmarried woman, and Susan M. Hunt, an unmarried woman as recorded on the 7th day of January, 2013 in Instrument No. 20130107-0001698, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 523 Saint Jules Lane, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 my hand and official seal on 08/ 18 /22.

Bonnie Zoe Winn

Susan M. Hunt

STATE OF _____
COUNTY OF _____

On 08/_____/22, before me personally appeared Bonnie Zoe Winn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/_____/22.

_____
NOTARY PUBLIC

Joe Attached My Commission Expires: _____

STATE OF _____
COUNTY OF _____

On 08/_____/22, before me personally appeared Susan M. Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/_____/22.

_____
NOTARY PUBLIC

Joe Attached My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 8-18-2022 before me, Chad Cottrell , Notary Public ,
Date *Here Insert Name and Title of the Officer*

personally appeared Bonnie Zoe Winn
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHAD COTTRELL
Notary Public - California
San Diego County
Commission # 2296010
My Comm. Expires Jul 12, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Chad Cottrell, Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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State of California)
County of San Diego)

On 8-18-2022 before me, Chad Cottrell , Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared SUSAN M. HUNT
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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CHAD COTTRELL
Notary Public - California
San Diego County
Commission # 2296010
My Comm. Expires Jul 12, 2023

Signature _____
Signature of Notary Public

Chad Cottrell

Place Notary Seal Above

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☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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