Karen Johnson Davidson County
Batch# 920704 DEEDWARR
09/23/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220923-0105734

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Jessica Mumford
Affiant

Subscribed and sworn to before me, this 19th day of September, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Mumford **Raymond Mumford**	**United Wholesale Mortgage, LLC**	**054-09-0-054.00**
221 Anthony Ave	**585 South Blvd E**	
Old Hickory, TN 37138	**Pontiac, MI 48341**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robin L. Winkowski, a single woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Mumford and Raymond Mumford, 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:

Property known as: 221 Anthony Ave, Old Hickory, TN 37138, County of Davidson

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of The Resubdivision of Lots 1 and 2, Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott Property, of record in Plat Book 5800, Page 162, 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 Robin L. Winkowski, a single woman, by Warranty Deed from Judy N. Blackwelder, a single woman, dated 06/21/2021 and recorded 06/25/2021 in Instrument No. 20210625-0086213, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 054-09-0-054.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 221 Anthony Ave, Old Hickory, TN 37138.

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 in 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 19th day of September, 2022.

Robin L. Winkowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2022, before me personally appeared **Robin L. Winkowski**, 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's free act and deed.

Witness my hand and official seal at office this 19th day of September, 2022.

Notary Public

Commission Expiration:

1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Hebnart, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/19/22 (date of document).

Jessica Hebnart
Affiant Signature

9/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of September, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

