Box 14
36259-4

Karen Johnson Davidson County
Batch# 925283 DEEDWARR
10/05/2022 09:31:55 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20221005-0109724

WARRANTY DEED

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

LuuNguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2022.

MBoyd
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luu Nguyen	Pinnacle Bank	Parcel ID: 109 05 0B 305.00CO
(NAME) 3535 Bell Road, #305	(NAME) 150 3rd Avenue South Ste 1000	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deyona M. Winton, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luu Nguyen, an unmarried woman**, 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 Unit No. 305 on the Plan of Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Williams Bend Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20021216-0154761, and supplemental in Instrument No. 20030529-0072377, and further in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20021216-0154761, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Deyona Winton, an unmarried woman and Dorothy Winton and Alvin E. Winton, wife and husband as tenants in common with right of survivorship from Megan Goerlinger, unmarried by Warranty Deed dated November 15, 2017 and recorded on November 16, 2017 in Instrument No. 20171116-0117805, Register's Office for Davidson

County, Tennessee.

Further being the same property conveyed to Deyona M. Winton, a single woman from Dorothy Winton and Alvin E. Winton, wife and husband by Warranty Deed dated August 19, 2020 and recorded on August 31, 2020 in Instrument No. 20200831-0098416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3535 Bell Road, #305, Nashville, TN 37214

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 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 our hands this 3 day of October, 2022

Deyona M. Winton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Deyona M. Winton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY