WARRANTY DEED

Karen Johnson Davidson County
Batch# 925326 **DEEDWARR**
10/05/2022 10:16:09 AM 2 pgs
Fees: $13.00 Taxes: $3,133.90

20221005-0109800

BG-FCR-22-131A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $847,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen Conway Koomen and Daniel Sullivan Koomen	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**116-03-0H-001.00-CO**
131 A Woodmont Blvd	**1036 Stearman Drq**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA ELIZABETH RANDALL WINKLE AND PETER WINKLE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN CONWAY KOOMEN AND DANIEL SULLIVAN KOOMEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1-A and the garage attached thereto, in Woodmont Close, a Horizontal property Regime located at 131 Woodmont Blvd., Nashville, Davidson County, Tennessee, as described in a Master Deed and the Plat attached thereto as recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Close, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050531-0060897, Register's office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein said condominium regime also comprises Lots 1,2 and 3, Woodmont Close, recorded in Instrument No. 20040618-0072260.

Being the same property conveyed to Hal Schofield by Warranty deed from Countrywide Home Loans of record in Instrument No. 20090521-0046692 Register's Office for Davidson County, Tennessee, dated March 20, 2009 and recorded on March 21, 2009. (Value of consideration shown in aforementioned deed $435,000.00.).

Being the same property conveyed to Virginia Elizabeth Randall Winkle and Peter Winkle, wife and husband by Warranty deed from Hal Schofield, a married person of record in Instrument No. 20220210-0015660 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 10, 2022. (Value of consideration shown in aforementioned deed $849,900.00.).

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- All matters shown on the Plan of record in Instrument 20040618-0072260, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "A" to the Master Deed for Woodmont Close of record in Instrument 20050531-0060897, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050531-0060897, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20040128-0010981, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 3934, page 211, and Book 3946, page 949, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **131 A Woodmont Blvd, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF SEPTEMBER, 2022.

Virginia Elizabeth Randall Winkle

Virginia Elizabeth Randall Winkle

Peter Winkle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA ELIZABETH RANDALL WINKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212