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**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 928628 **DEEDWARR**
10/12/2022 10:51:33 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20221012-0111807

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315000

Affiant Signature

Subscribed and sworn to before me on this the 7 day of Oct, 22.

Notary Public

My Commission expires 7 / 6 / 26

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

**NAME AND ADDRESS OF PROPERTY OWNER:**
Darwin P Winter
6 FAWN CREEK PASS
NASHVILLE, TN 37214
**SEND TAX BILLS TO:**
~~Darwin P Winter~~
Same as new owner

**MAP AND PARCEL NUMBER: Tax ID #:122010A22800CO**

# WARRANTY DEED

**22NT01386**

Effective the 7 Day of Oct, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Jason J. Carr and Callahan D. Carr, husband and wife**
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Darwin Winter, unmarried**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Woodland Point, Phase III, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Jason J. Carr and Callahan D. Carr, husband and wife by Warranty Deed from Tammy I. Deason, unmarried dated 12/15/2016 recorded 12/19/2016 in Book NA, Page NA, as Document Number 20161219-0132892, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 6 Fawn Creek Pass, Nashville, TN 37214-4503

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 7 day of October, 2022.

**Jason J Carr**

**Callahan D Carr**

State of Indiana }
County of St Joseph }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason J. Carr and Callahan D. Carr, husband and wife, the within named bargainer, 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.

Notary Public

My commission expires: 1-6-27

MARY ANNE MOCK
Notary Public - Seal
Elkhart County - State of Indiana
Commission Number NP0717722
My Commission Expires Jan 6, 2027