Karen Johnson Davidson County
Batch# 938514 DEEDWARR
11/07/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $506.90
20221107-0119529

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, ~~for~~ this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 4 day of November, 2022.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee The 3880 Priest Lake Apt 3 Trust	**New Owner**	**136030A08700CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

David Winfrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 3880 Priest Lake Apt 3 Trust

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 Townhouse No. 3, Building 18, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mary Anne Winfrey, unmarried, by Warranty Deed from Charles A Boot, III and wife, Frances C Boot, dated March 24, 1986, of record in Book 6815, Page 922, as re-recorded in Instrument No. 20030402-0043819, in the Register's Office for Davidson County, Tennessee. Mary Anne Winfrey died July 25, 2021. Mary Anne Winfrey died intestate on 7/25/21 leaving David Winfrey as her sole heir at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20221107011952 7, and Instrument No. 20221107011952 8, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was not the primary residence of said Grantor, his spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3880 Priest Lake Dr Apt 3, Nashville, TN 37217.

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.

David Winfrey Date: 11/4/22

STATE OF TN

COUNTY OF SUMNER

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

Witness my hand, at office, this 4th day of November, 2022.

D. Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Krista Traini, 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 11/4/2022.

Date

Affiant Signature

11/4/2022

Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 4th day of November, 2022.

Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

