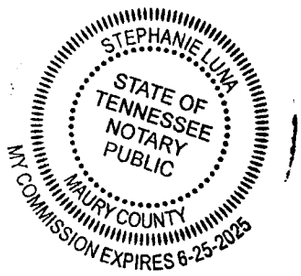
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Hally Coyle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/25/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kearston Winrow	Simmons Bank	043-10-0C-055-00
(NAME)	(NAME) #1101	
310 McKenzie Pass	1222 Demonbreun St	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 976109 DEEDWARR
03/02/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230302-0015019

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 considerations, the receipt of which is hereby acknowledged, I/we **Angelica Marie Soto - Freita, a single woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kearston Winrow, an unmarried person,** hereinafter called the GRANTEE(S), his/her/their 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. 55 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angelica Marie Soto-Freita, a single woman by Warranty Deed from KVR Homes, LLC, dated 01/18/2019, of record in Instrument No. 20190123-0006617, Register's Office for Davidson County, Tennessee.

Subject To (1) Covenants, conditions, easements and restrictions recorded in Instrument No. 200702130018434, and Notice of Interest recorded in Instrument No. 20160115-004365, (2) Easement including terms and conditions thereof as recorded in Book 8358, Page 65, (3) Easement including terms and conditions thereof as recorded in Book 8870, Page 845, (4) Easement including terms and conditions thereof as recorded in Instrument No. 20051129-0143579, (5) Easement including terms and conditions thereof as recorded in Instrument No. 20051129-0143580, (6) Easement including terms and conditions thereof as recorded in Instrument No. 20060526-0062495, (7) Easement including terms and conditions thereof as recorded in Instrument No. 20060727-0091055, (8) Easement including terms and conditions thereof as recorded in Instrument No. 20070521-0060525, (9) Easement including terms and conditions thereof as recorded in Instrument No. 20100317-0020036, (10) Storm Water Detention Agreement recorded 12/13/1983 of record in Book 6193, Page 129, (11) Stormwater Detention Agreement recorded 05/26/2006 of record in Instrument No. 20060526-0062409, (12) By-laws recorded 10/06/2016 of record in Instrument No. 20161006-0106099, as corrected in Scrivener's Affidavit recorded recorded in Instrument No. 20180904-0087251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 310 McKenzie Pass, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27th day of February, 2023.

Angelica Marie Soto - Freita

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angelica Marie Soto - Freita**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2023.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202303020015019

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/27/23 (date of document).

Emma Howard

Affiant Signature

Date: 02/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

