Karen Johnson Davidson County
Batch# 977535 DEEDWARR
03/06/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20230306-0016065

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-02-431
Parcel ID: 115 05 0 036.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael R. Noles 6549 Brownlee Drive Nashville, TN 37215	New Owner	Map/Parcel 115 05 0 036.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Douglas Alan Winnett, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael R. Noles, an unmarried man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6549 Brownlee Drive, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section Two, West Meade Estates, as of record in Book 2900, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 130 feet on the Southerly side of Brownlee Drive and extends back 460 feet on the Easterly line and 515 feet on the Westerly line to a dead line measuring 121.43 feet thereon.

Being the same property conveyed to Douglas Alan Winnett, by Warranty Deed from Jorge H. Capdevila and Antonieta Capdevila, Husband and Wife, of record in Instrument No. 20120911-0082347, in the Register's Office of Davidson County, Tennessee, dated September 07, 2012 and recorded on September 11, 2012.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of March, 2023.

Douglas Alan Winnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2023, before me personally appeared Douglas Alan Winnett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 629,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6 day of March, 2023

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 March 3, 2023.

Date

Holly Ray

Affiant Signature

March 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY