WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 978190 DEEDWARR 03/08/2023 10:24:09 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20230308-0016653	The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of March, 2023. Notary Public My commission expires: Nov. 2, 2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael John Sprenger **Donald Franklin Sprenger**	**Michael John Sprenger**	**135-16-0-B-022.00**
444 Flintlock Court	**213 Christopher Lane**	
Nashville, TN 37217	**Sequim WA 98382**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lindsey A. Jett, unmarried

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

Michael John Sprenger married and Donald Franklin Sprenger, unmarried as Joint Tenants with the Rights of Survivorship

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 Davison County, Tennessee being Unit No. 22 on the plan of Woodridge at Nashboro Village, Nashboro Village, Tract 11 a Horizontal Property Regime with private elements of Record in Plat at Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsey Jett, an unmarried woman by Warranty Deed dated May 31, 2017, from Edward A. Sloan Jr., a single man, of record in Instrument No. 20170602-0055068, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record in Instrument No. 20021120-0143949 said Register's Office shows an Owners Certificate and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions and Restrictions of Woodridge at Nashboro Village, of record in Instrument No. 20021104-0134724 amended in Instrument No. 20030610-0080284 and Instrument No. 20050520-0056888, said Registers Office.**

3. **By-Laws of Woodridge at Nashboro Village Homeowners Association, Inc., of record in Instrument No. 20021106-0136459. Register's Office for Davidson County, Tennessee.**

4. **Charter of Woodridge at Village Homeowners Association, Inc., of record in Instrument No. 20021106-0136458, said Registers Office. Memorandum of Lease by and between WDN Properties LTD and Web Service Company Inc. in Book 10690, Page 327, said Registers Office.**

5. **All matters shown on the revised plan of Nashboro Village Open Space and Recreational Areas of record on Book 4860, Pages 72-76, said Registers Office.**

6. **All matters shown on the Boundary Plat of Tract II Nashboro Village of record in Book 4660, Page 157, said Registers Office.**

7. **Grant of Overhead Line Easements of record in Book 4821, Page 105 and Book 4821, Page 111, said Registers Office. Golf Cart Path Easement in Bool 10110, Page 854, said Registers Office. Stormwater Detention Agreement in Instrument No. 20020820-0100403, said Registers Office.**

8. **Conveyance to Common Area to Woodridge at Nashboro Village Homeowners Association, Inc. in Instrument No. 20221120-0144369, said Registers Office.**

9. **Design Standards for Nashboro Village Tract II in Instrument No. 20020507-0056331, said Registers Office.**

10. **Right of Way Dedication Plat of Flintlock Court of record in Book 4660, Page 74, said Registers Office.**

11. **Declaration of Covenants and Restrictions in Book 4827, Page 14, said Registers Office.**

12. **Grant of Easement by and between Comcast of Nashville I, LLC, and Woodridge at Nashboro Village of record in in Instrument No. 20180611-0055675, said Registers Office.**

13. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **444 Flintlock Court, 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 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 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.

Witness my/our hand(s) this **7th** day of **March, 2023.**

Lindsey A. Jett

Lindsey A. Jett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lindsey A. Jett,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **March 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON