This Instrument Prepared By:
CloseTrak, LLC
6225 Quintard Street #101
Arlington, TN 38002

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 978677 DEEDWARR
03/09/2023 09:30:47 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63

20230309-0016960

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **7th** day of **March, 2023,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and **Taylor L. Wingert, an unmarried woman,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

See attached Exhibit "A" for legal description

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 843, Page 38; Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 202109220127463; Assessments levied by Homes at 1603 Porter Association, Inc.; Charter of record at Instrument No. 202110140137930, all in said Register's Office; and except for 2023 Davidson County Metropolitan taxes, not yet due and payable.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 7th day of March, 2023.

MELISSA A. DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 10/04/2025

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 649,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 8th day of March, 2023.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

_____
Notary Public

My commission expires:

Owner and Property Address:
Taylor L. Wingert
1603 B Porter Ave.
Nashville, TN 37206

Mail Tax Bills to:
Taylor L. Wingert
1603 B Porter Ave.
Nashville, TN 37206

/Tax ID Number:/

Return To:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste. 150
Brentwood, TN 37027

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being Unit B of Homes at 1603 Porter, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1603 Porter, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210922-0127463, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Burkett Homes, Inc., a Tennessee Corporation by Warranty Deed from Marsha Bailey, unmarried of record at Instrument No. 20210730-0102601, dated July 21, 2021 and recorded July 30, 2021, in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 072-15-2Q-002-00