WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006833 DEEDWARR
05/24/2023 08:02:30 AM 6 pgs
Fees: $33.00 Taxes: $3,052.50
20230524-0038900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $825,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2023.

Notary Public

My Commission Expires: 1/11/26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Marc Vonderlage, Trustee of the 311 Windemere Woods Trust 311 Windemere Woods Drive Nashville, TN 37215	131-01-0H-006.00	New Owner

WHEREAS, RUBY Y. FOWINKLE died on June 23, 2022, leaving a Last Will and Testament dated August 8, 2006 (the "Will"). The Will was admitted to probate on November 11, 2022 in the Seventh Circuit Court (Probate) of Davidson County, Tennessee, Docket Number 22P1591.

WHEREAS, RUBY Y. FOWINKLE owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, the Will named GRETA LOUISE FOWINKLE, as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid.

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, GRETA LOUISE FOWINKLE, EXECUTRIX OF THE ESTATE OF RUBY Y. FOWINKLE (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to MARC VONDERLAGE, TRUSTEE OF THE 311 WINDEMERE WOODS TRUST U/T/A DATED MAY 15, 2023 (the "Grantee"), his assigns and successors, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 311 Windemere Drive, Nashville, Davidson County, TN 37215.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her successor and representatives to warrant and forever defend the title to said Property to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 23rd day of May, 2023.

GRANTOR:

Greta Louise Fowinkle
GRETA LOUISE FOWINKLE, EXECUTRIX OF THE ESTATE OF RUBY Y. FOWINKLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, GRETA LOUISE FOWINKLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is the EXECUTRIX OF THE ESTATE OF RUBY Y. FOWINKLE, and as such Executrix, executed the foregoing instrument for the purposes therein contained by signing her name as the EXECUTRIX OF THE ESTATE OF RUBY Y. FOWINKLE.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the ____th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 1/11/26

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase I and Phase II, Windemere, Revised, a Planned Unit Development, of record in Plat Book 6900, Page 616 as amended in Book 7805, Page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby Y. Fowinkle, by Warranty Deed from Christine G. Nelley, of record in Instrument No. 20030709-0094499, in the Register's Office of Davidson County, Tennessee, dated June 30, 2003 and recorded on July 09, 2003. The said Ruby Y. Fowinkle died on June 23, 2022 testate, devising subject property to Heirs and Devisees of the Last Will and Testament of Ruby Y. Fowinkle. See Probate Case 22P1591, Davidson County Circuit Court.

EXHIBIT B

ENCUMBRANCES

1. Real property taxes for the year 2023, a lien now due and payable, and subsequent years, a lien but not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I and Phase II, Windemere, Revised, a Planned Unit Development, as recorded in Plat Book 6900, Page(s) 616 as amended in Book 7805, Page 49 in the Register's Office of Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 6958, page 576, as amended in Book 7173, Page 35 and Book 7495, Page 647 in the Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 May 23, 2023 (date of document).

Affiant Signature

5/23/23
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary's Signature

My Commission Expires: 01-11-2026.

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY