This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 042070A01300CO

Karen Johnson Davidson County
Batch# 1016104 DEEDWARR
06/16/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230616-0046218

NAME & ADDRESS OF NEW OWNER:
Jim Wayland Seals and Abigail Elizabeth Seals
401 Heritage Lane
Madison, Tn 37115

SEND TAX BILLS TO:
ABIGAIL E. SEALS
401 HERITAGE LANE
MADISON, TN 37115

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JUDY L. WINDSOR AKA JUDY LOUISE WINDSOR, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JIM WAYLAND SEALS, AN UNMARRIED MAN, AND ABIGAIL ELIZABETH SEALS, AN UNMARRIED WOMAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Second Revised Plan, Phase One, Heritage Square, as shown by plat of record in Book 5200, Page 282, and as amended in Book 5683, Page 401, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cleave V. Windsor, Jr. and Judy L. Windsor, husband and wife, by Warranty Deed from Lucille D. Smith, of record in Instrument No. 20121129-0109495, in the Register's Office of Davidson County, Tennessee, dated November 14, 2012 and recorded on November 29, 2012. The said Cleave V. Windsor, Jr. died on June 15, 2019, leaving Judy L. Windsor as surviving tenant by the entirety.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 401 Heritage Lane, Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15 day of June, 2023.

Judy R Windsor AKA Judy Louise Windsor by #AZF Bobbie Ann Austin

Judy L. Windsor A/K/A Judy Louise Windsor by her attorney in fact, Bobbie Ann Austin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

**202306160046217

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Judy L. Windsor A/K/A Judy Louise Windsor by and through her attorney in fact, Bobbie Ann Austin as per a Power of Attorney of record in Record Book **, Page **, Registers Office for Davidson County, Tennessee, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15 day of June, 2023.

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00 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 16 day of JUNE, 2023.

NOTARY PUBLIC

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires 03-03-2026

My Commission Expires: 03/03/2026

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TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 15, JUNE, 2023.

Custodian's Signature — 06/16/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 16 day of JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023