Karen Johnson Davidson County
Batch# 1026899 DEEDWARR
07/17/2023 11 11 30 AM 2 pgs
Fees $13 00 Taxes $1,072 63
20230717-0054643

BOX #14

G#36794-2A

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

Nicholas Lochbihler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

17-NSH23-06167

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Nicholas Lochbihler 203 Wynbrook Court Nashville, TN 37221	CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	142 07 0D 203 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn M. Fiedler, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas Lochbihler, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to- wit

A certain condominium in Davidson County, Tennessee, being Unit No 203 of the Wynbrook Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed of Wynbrook Condominiums, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, and in Instrument No 20070604-0066335, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of Wynbrook Condominiums, for placement of Units, as set out on Exhibit "C" to the First Amendment to the aforementioned Master Deed, of record in Book 7507, Page 271, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Carolyn M Fiedler, by Warranty Deed from Kelly Smith, unmarried, of record in Instrument No 20090731-0072010, in the Register's Office of Davidson County, Tennessee, dated July 29, 2009 and recorded on July 31, 2009

This conveyance is 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 property is improved property known as 203 Wynbrook Court, Nashville, TN 37221

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, their heirs, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 14th day of July, 2023

Carolyn M. Fiedler

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carolyn M Fiedler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 14th day of July, 2023.

Notary Public

My Commission Expires _____

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 12-27-2025