Karen Johnson Davidson County
Batch# 1029441 DEEDWARR
07/21/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230721-0056407

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644891**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2023. Notary Public My Commission Expires: 6/23/25

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Clarence Cothran and Catherine Cothran 913 Catlow Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 04 0C 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Lynn Winter Revocable Trust, dated September 23, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clarence Cothran and Catherine Cothran, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 44, on the plan of Barrington Place, a Horizontal Property Regime with Private Elements, filed as Exhibit "B", to and established by the Master Deed of record in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Monica Lynn Winter Revocable Trust dated September 23, 2019, by Quit Claim Deed from Monica L. Winter, David L. Winter and Lynda A. Winter, of record in Instrument No. 20190925-0097306, in the Register's Office of Davidson County, Tennessee, dated September 23, 2019, and recorded on September 25, 2019.

Being the same property conveyed to Monica L. Winter, an unmarried woman and David L. Winter and Lynda A. Winter, husband and wife, as Joint Tenants With Right of Survivorship, by Warranty Deed from Ellen W. Dunn, unmarried, of record in Instrument No. 20150528-0048789, in the Register's Office of Davidson County, Tennessee, dated May 26, 2015, and recorded on May 28, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Mayfair RM4 Residential P.U.D., as recorded in Instrument No. 20050404-0036360.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Barrington Place of record in Instrument No. 20050914-0110701 re-recorded at Instrument No. 20051025-0128696, as amended by instrument(s) of record in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426; also subject to easements, rights and interests 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 building thereon.

Easement for BellSouth Telecommunications, recorded in Instrument No. 20051109-0135895.

This is improved property located at 913 Catlow Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2023.

Monica Lynn Winter Revocable Trust

By: Monica Lynn Winter
Monica Lynn Winter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monica Lynn Winter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Monica Lynn Winter Revocable Trust, dated September 23, 2019 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of July, 2023.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025

Certificate of Authenticity

I, Katie Smith, 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 7/18/23.

Date

Affiant Signature

7/18/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of July, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

