WARRANTY DEED

Karen Johnson Davidson County
Batch# 1029598 DEEDWARR
07/24/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,062.07
20230724-0056639

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-PA-0103-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,587.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Glenn Reichert Kleinau, III and Sabra G. Kleinau	**New Owner**	
(NAME)	(NAME)	**131-12-0B-005-00 CO**
103 Robin Springs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD P. WOMACK, JR, ROBERT B. WOMACK, AND MARY REBECCA MARTINEZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLENN REICHERT KLEINAU, III AND WIFE, SABRA G. KLEINAU** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3-A, together with the appurtenant interest in the common elements of Robin Springs, a Horizontal Property Regime established by Master Deed of record in Book 6401, page 431, Register's Office for Davidson County, Tennessee, said Unit depicted on the Condominium Site Plan of record in Plat Book 6250, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward P. Womack and wife, Mary E. Womack by Warranty deed from Jerome H. Reichman, married of record in Book 9425, page 913, Register's Office for Davidson County, Tennessee, dated July 26, 1994 and recorded on August 2, 1994.

Edward P. Womack died July 26, 2013, leaving Mary E. Womack (also known as Mary Elizabeth Womack) as the surviving tenant by the entirety.

Mary Elizabeth Womack died January 16, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P776. Subject property being devised to her three children: Edward P. Womack, Jr., Robert B. Womack and Mary Rebecca Martinez.

The above-described property is not the primary or marital residence of any grantor herein.

This conveyance is subject to:
* Taxes for the year 2023 a lien, not yet due and payable.
* Plan of record in Plat Book 6250, Page 170 and Plat Book6250, page 76, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hand(s) this the 21 day of July, 2023.

Edward P. Womack, Jr.

Robert B. Womack by Edward P. Womack, Jr., attorney in Fact
Robert B. Womack by Edward P. Womack, Jr., Attorney-In-Fact

Mary R. Martinez by Edward P. Womack, Jr., attorney in Fact
Mary Rebecca Martinez by Edward P. Womack, Jr., Attorney-In-Fact

Estate of Mary Elizabeth Womack

BY: Edward P. Womack, Jr.
Edward P. Womack, Jr., Executor

The said Estate of Mary Elizabeth Womack joins herein to convey any and all interest said Estate may have in the above-described property.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me personally appeared EDWARD P. WOMACK, JR., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD P. WOMACK, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT B. WOMACK AND MARY REBECCA MARTINEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT B. WOMACK AND MARY REBECCA MARTINEZ.

Witness my hand, at office, this 21 day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me personally appeared EDWARD P. WOMACK, JR., Executor of ESTATE OF MARY ELIZABETH WOMACK, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 21 day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Pam Autry,** 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 this the 21 day of July, 2023.

Affiant Signature
Date 7/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON