This Instrument Prepared By:
Leila H. Hale, Esq.
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Reference No. 90916658LA

Karen Johnson Davidson County
Batch# 1032803 DEEDQC
07/31/2023 03:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230731-0059060

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Benjamin M. Winkler
906 Woods Lake Drive
Madison, TN 37115

MAIL TAX STATEMENT TO:
Benjamin M. Winkler
906 Woods Lake Drive
Madison, TN 37115

MAP PARCEL NUMBERS:
Map/Parcel: 04203001700

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Benjamin M. Winkler, a married person, joined by spouse Meredith J. Winkler and Matthew Winkler, a married person, as joint tenants with right of survivorship by these presents do hereby quitclaim and convey unto the said Benjamin M. Winkler, a married man as his sole and separate property, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to removing grantor.

This is unimproved ( ) property known as 906 Woods Lake Drive, Madison, TN 37115
Improved ( )

Whenever 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 our hand this 14 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benjamin M. Winkler

Matthew Winkler

Meredith J. Winkler

BRITTNEY POPE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES AUGUST

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Meredith Brittney Pope a Notary Public in and for said County and State, ~~Benjamin M. Winkler~~ and Meredith J. Winkler and ~~Matthew Winkler~~ the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County this 14 day of July, A.D., 2023.

BRITTNEY POPE NOTARY STAMP/SEAL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES

NOTARY PUBLIC
Notary Commission Expires: August 17 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 14 day of July, 2023.

(Affix Seal)

Meredith Winkler
Affiant

Notary Public

My Commission Expires: August 17, 2025

Witness our hand this 28th day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benjamin M. Winkler

Matthew Winkler

Meredith J. Winkler

ACKNOWLEDGMENT

STATE OF OHIO)
ss
COUNTY OF FRANKLIN)

Personally appeared before me, MATTHEW J HEARN, a Notary Public in and for said County and State, Benjamin M. Winkler and Meredith J. Winkler and Matthew Winkler the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at CANAL BANKING CENTER this 28 day of DECEMBER, A.D., 2021.

NOTARY STAMP/SEAL

MATT HEARN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
06-25-2024

NOTARY PUBLIC
Notary Commission Expires: 6/25/24

AFFIDAVIT OF VALUE

STATE OF _____)
ss
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: _____

ADDRESS TO RETURN EQUITY PAYOFF:

_____

_____

_____

State of ~~Tennessee~~ OHIO

County of FRANKLIN

Subscribed and sworn to (or affirmed) before me on this 28 day of DECEMBER, 20 21, by MATTHEW WINKLER, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____(Seal)

NOTARIAL SEAL STATE OF OHIO

MATT HEARN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
06-25-2024

Witness our hand this 14 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benjamin M. Winkler

Matthew Winkler

Meredith J. Winkler

BRITTNEY POPE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES AUGUST

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Meredith Brittney Pope a Notary Public in and for said County and State, ~~Benjamin M. Winkler~~ and Meredith J. Winkler and ~~Matthew Winkler~~ the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County this 14 day of July, A.D., 2023.

BRITTNEY POPE NOTARY STAMP/SEAL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES

NOTARY PUBLIC
Notary Commission Expires: August 17 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 14 day of July, 2023.

(Affix Seal)

Meredith Winkler
Affiant

Notary Public

My Commission Expires: August 17, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 31 ON THE PLAN OF PRIMROSE ACRES, OF RECORD IN BOOK 2663, PAGE 107, 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 Benjamin M. Winkler, a married person and Matthew Winkler, a married person, as joint tenants with right of survivorship by Deed from Julia Goodwin, married and Rickey Keith Mitchell, unmarried of record in Document No. 20180122-0006096, said Register's Office.