WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,770.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1047598 DEEDWARR
09/08/2023 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,353.35
20230908-0070511

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0414

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Right Step Inc.	New Owner	Map: 08302011000
(NAME) 7969 Cairo Bend Road	(NAME)	
(ADDRESS) Lebanon, TN 37087	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED SEVENTY AND NO/100 DOLLARS ($365,770.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AUDREY LINEBERRY WINTERS AKA AUDREY LINBERRY WINTERS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THE RIGHT STEP INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, and the northerly 2 feet of Lot No. 3 on the plan of Robert's property, of record in Book 421, page 81, Register's Office for said County, and being Lot No. 4 in a division of Lots 1 to 5, of said Robert's property, shown on a survey made by Lewis D. Justice, Surveyor, dated December 2, 1949, described as follows:

Said Lot No. 4 and the northerly 2 feet of Lot No. 3 adjoin and front together 52 feet on the westerly side of Chapel Avenue, and runs back between parallel lines along the south margin of Robert's Avenue, 150 feet to a 10 foot alley.

Being the same property conveyed to Audrey Lineberry Winters, unmarried, by deed from Charisse Kulp, Denise Welch and Kimberly Ann Slate, of record in Instrument No. 20101123-0093925, dated November 20, 2010, Register's Office for said County.

Audrey Lineberry Winters and Audrey Linberry Winters being one and the same person.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 81, said Register's Office.

The signature of Audrey Lineberry Winters is signed by his/her duly appointed Attorney-in-Fact, Kimberly Winters Slate, pursuant to the Power of Attorney of record in Instrument No. 20230103-0000286, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 407 Chapel Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 7th day of September, 2023.

Audrey Lineberry Winters by Kimberly Winters Slate, attorney of fact
Audrey Lineberry Winters
by Kimberly Winters Slate Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kimberly Winters Slate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Audrey Lineberry Winters, as his/her Attorney-in-Fact, as the free act and deed of the within named Audrey Lineberry Winters.

Witness my hand and official seal this 7th day of September, 2023.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Audrey Lineberry Winters**, by virtue of a Power of Attorney duly executed by the said **Audrey Lineberry Winters**, and:

☑ appearing of record at Instrument Number 20230103-0000286 in the Register's Office of Davidson County, Tennessee; or

☐ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Audrey Lineberry Winters** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Kimberly Winters Slate

Kimberly Winters Slate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn to before me this 7th day of September, 2023.

Notary Public

My Commission Expires: 11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

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

I, Sandy Mitson *(custodian's name)*, 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 September 7, 2023 *(date of document)*.

Sandy Mitson
Custodian's Signature

9/7/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7th **day of** September, 2023

Notary Public

MY COMMISSION EXPIRES: 5/31/26

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY