Karen Johnson Davidson County
Batch# 1056295 DEEDWARR
10/02/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20231002-0077400

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

(Affiant)

Sworn to and subscribed before me this 29 day of September, 2023.

Notary Public

My commission expires:_____

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
William Choppin and Julie Yriart (NAME)	**William Choppin and Julie Yriart** (NAME)	**130-02-0-015.00**
5731 Knob Road Nashville, TN 37209 (ADDRESS)	**5731 Knob Road Nashville, TN 37209** (ADDRESS)	
Nashville, TN 37209 (City) (State) (Zip)	**Nashville, TN 37209** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Windsor Homes LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Choppin and Julie Yriart, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 33, 34 and 35, Block 4 on the Plan of Courts of Belle Meade of record in Book 547, Page 141, 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 Windsor Homes, LLC, a Tennessee limited liability company by Warranty deed from D and E Investments I, LLC, a Tennessee limited liability company of record in Instrument No. 20210602-0073971 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 02, 2021. This conveyance is made subject to:

Windsor Homes, LLC, a Tennessee limited liability company

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record (6)Taxes for the year 2023 and subsequent years, a lien not yet due (7) all matters shown on the Plan of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee (8) Restrictive Covenant contained in deed of record in Instrument No. 20210602-0073971, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2023.

Windsor Homes LLC, a Tennessee Limited Liability Company

Marcya Bove

By: Marcya Bove
Its: Authorized Representative

202310020077400

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Mary Clifton of the state and county mentioned, personally appeared Marcya Bove, Authorized Representative of Windsor Homes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Windsor Homes, the within named bargainor, a Limited Liability Company, and that such Marcya Bove, Authorized Representative of Windsor Homes, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Franklink, TN this the 28th day of September, 2023

Notary Signature

Printed Name: Mary Clifton

My commission expires: 10/26/25

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Personally appeared before me, the undersigned, a notary public for this county and state, Davidson County Tennessee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Candis A Thornton
Notary's Signature

My commission expires: 7-7-25
Notary's Seal

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025
DAVIDSON COUNTY