Karen Johnson Davidson County
Batch# 1060704 DEEDWARR
10/16/2023 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20231016-0080678

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Susan Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible].

Notary Public

MY COMMISSION EXPIRES: 3/2/26
(AFFIX SEAL)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan L Richardson	FirstBank	172-03-0A-157.00
(NAME)	(NAME)	
1752 Boxwood Drive	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, we **Joel Wingard and Jennifer Wingard, husband and wife,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan L Richardson, an unmarried woman,** hereinafter called the GRANTEE(S), her assigns, 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 Nos. 75, as shown on the map entitled Summit at The Woodlands, of record as Instrument No. 20170724-0074740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to W4WDS Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Woodlands Development, LLC, a Tennessee Limited Liability Company, dated 12/18/2017, of record in Instrument 20171229-0132304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel Wingard and Jennifer Wingard, husband and wife by Quitclaim Deed from W4WDS Properties, LLC, a Tennessee Limited Liability Company, dated 12/18/2018, of record in Instrument 20181226-0125389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1752 Boxwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2140481
Warranty Deed TN

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-216049-MC

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the ~~12th~~ 11th day of October, 2023.

Joel Wingard

Jennifer Wingard by Joel Wingard, her attorney in fact
Jennifer Wingard by Joel Wingard,
Her attorney-in-fact

State of Alabama
County of Elmore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Wingard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of October, 2023.

Notary Public:
My Commission Expires: 08/11/2024

SADE J. MAYS
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires August 11, 2024

STATE OF ALABAMA
COUNTY OF Elmore

Before me, the undersigned authority, a Notary Public within and for the State of ~~Tennessee~~ Alabama and ~~Williamson~~ Elmore County, appeared Joel Wingard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Jennifer Wingard, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jennifer Wingard, the bargainor, by the said Joel Wingard, as Attorney in Fact.

Witness my hand and official seal on this the 11th day of October, 2023.

Notary Public

My Commission Expires: 08/11/2024

SADE J. MAYS
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires August 11, 2024

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/11/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 10/11/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 11 **day of** October, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM