Box 14
36981-4

Return to.
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1067025 DEEDWARR
11/01/2023 10 34 16 AM 2 pgs
Fees. $13 00 Taxes $1,757 50

20231101-0085393

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dana N Pham and Walter M. Carter 454 Capri Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090-15-0-126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Wayne Winkler and Ruth Diane Winkler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana N. Pham, an unmarried woman, and Walter M. Carter, an unmarried man, as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1148, as shown on the map entitled Charlotte Park, Section 16, of record in Plat Book 3300, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT WAYNE WINKLER and wife, RUTH DIANE WINKLER, by deed from WAYNE LEE THOMPSON and wife, BEVERLY J. THOMPSON, of record in Book 3948, page 874 , dated October 20, 1965 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 090-15-0-126.00.

Matters shown on the Plan of record in Plat Book 3300, page 97, said Register's Office.

Sewer Agreement to the City of Nashville, of record in Book 2593, page 566, said Register's Office.

This is improved property located at 454 Capri Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2023.

Robert Wayne Winkler

Ruth Diane Winkler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Wayne Winkler and Ruth Diane Winkler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2023

Notary Public

My Commission Expires

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026