Karen Johnson Davidson County
Batch# 1083914 DEEDWARR
12/19/2023 02:08:30 PM 9 pgs
Fees: $48.00 Taxes: $943.50
20231219-0097891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of December, 2023.

(Affix Seal) Notary Public

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2023-08-1156

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Karen Y. Amos 200 Mayflower Lane South Madison, TN 37115	NEW OWNER	Map/Parcel 042-11-0B-012-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Louise Kennedy, Executrix** of The Estate of Philip Henry Weinert, Circuit Court of Davidson County, Tennessee (Probate Division) Docket No.: 22P1925, **Linda L. Kennedy, Cynthia Yvonne New,** formerly known as Cynthia Y. Polston, as beneficiaries and devisees under the Last Will and Testament of Philip Henry Weinert **and Kara Leigh Messer, Joel Adam Minor and Jeremiah Lee Minor,** as beneficiaries and devisees under the Last Will and Testament of Philip Henry Weinert and as the heirs at law of Margaret E. Minor, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Karen Y. Amos, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 200 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380 Page 989 and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Deed and supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Philip H. Weinert and wife, Louise F. Weinert by Warranty deed from Cumberland Development Corporation of Mississippi, Inc. of record in Book 7701, page 399, Register's Office for Davidson County, Tennessee, dated 11/4/1988 and recorded on 11/11/1988. The said Louise F. Weinert having since died on October 16, 2009 leaving the said Philip Henry Weinert as the sole tenant by the entirety. The said Philip Henry Weinert died unmarried and testate, on September 13, 2022, and left the herein conveyed property to Linda L. Kennedy, Cynthia Y. Polston and Margaret E. Minor, in equal shares, or to the survivors of them, or their issue per stirpes. (See Circuit Court of Davidson County, Tennessee (Probate Division) Docket No.: 22P1925.) The said Margaret E. Minor died unmarried and intestate, having predeceased the said Philip Henery Weinert, on September 18, 2018 and leaving as her only heirs at law Kara Leigh Messer, Joel Minor and Jeremiah Minor. (See

Heirship Affidavit of record in Book 202312190097887 Register's Office for Davidson County, Tennessee.). *Louise Weinert aka Louise F. Weinert aka Louise Frazier Weinert aka Louise Allie Frazier. Cynthia Yvonne New aka Cynthia Y. Polston. Linda Louise Kennedy aka Linda L. Kennedy.

The property herein conveyed has never been the principal residence of Grantors or the spouses of the Grantors.

This conveyance is subject to the following: Davidson County property taxes for the year 2023, and subsequent years, a lien due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 200 Mayflower Lane South, Madison, TN 37115.

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the _____ day _____, 2023.

[The remainder of this page is left blank intentionally.
Signatures and Notary Acknowledgements appear on the following pages.]

The Estate of Philip Henry Weinert

By: Linda Louise Kennedy, Executrix
Linda Louise Kennedy, Executrix

Linda L. Kennedy
Linda L. Kennedy

STATE OF Tennessee
COUNTY OF Williamson

On this 14 day of December, 2023, before me personally appeared **Linda Louise Kennedy, Executrix of The Estate of Philip Henry Weinert,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of December, 2023.

My Commission Expires :_____

Notary Public

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

STATE OF Tennessee
COUNTY OF Williamson

On this 14 day of December, 2023, before me personally appeared **Linda L. Kennedy**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of December, 2023.

My Commission Expires :_____

Notary Public

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Cynthia Yvonne New
Cynthia Yvonne New

STATE OF Tennessee
COUNTY OF Williamson

On this 13 day of December, 2023, before me personally appeared **Cynthia Yvonne New**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of December, 2023.

My Commission Expires :_____

Carol S. Hale
Notary Public



Joel Adam Minor

STATE OF _____
COUNTY OF _____

see attached California acknowledgment

On this _____ day of _____, 2023, before me personally appeared **Joel Adam Minor**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2023.

My Commission Expires : MAY 24, 2025

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 11/29/2023 before me, Christina Valdez, Notary Public
(insert name and title of the officer)

personally appeared Joel Adam Minor,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA VALDEZ
Notary Public - California
Sacramento County
Commission # 2358801
My Comm. Expires May 24, 2025

Signature Christina Valdez (Seal)

Kara Leigh Messer

Kara Leigh Messer

STATE OF Ohio
COUNTY OF Hamilton

On this 28 day of Nov., 2023, before me personally appeared **Kara Leigh Messer**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of Nov., 2023.

My Commission Expires : 8-24-2025

Notary Public

PAUL BURTON
Notary Public
State of Ohio
My Comm. Expires
August 24, 2025

Jeremiah Lee Minor

STATE OF Ohio
COUNTY OF Hamilton

On this 28 day of Nov., 2023, before me personally appeared **Jeremiah Lee Minor**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of Nov., 2023.

My Commission Expires : 8-24-2025

Notary Public

NOTARY PUBLIC STATE OF OHIO

PAUL BURTON
Notary Public
State of Ohio
My Comm. Expires
August 24, 2025

Certificate of Authenticity

I, Tonya Loftin, 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

11/28/2023, 11/29/2023, 12/13/2023, 12/14/2023

Date

Tonya Loftin

Affiant Signature

December 19, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)