WARRANTY DEED

File #2024-0016

Karen Johnson
Batch # 1101789
02/16/2024 10:24:01 AM
Fees: $18.00 Taxes: $1,905.50

Davidson County
DEEDWARR
3 pgs

20240216-0010808

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $515,000.00.

Affiant

Subscribed and sworn to before me on February 9, 2024.

NOTARY PUBLIC
My Commission Expires: 12/16/2024

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Janet C. Turner 4215 Harding Pike, Unit 410 Nashville, TN 37205	New Owner	103-16-0B-045.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MIA BEARD, TRUSTEE OF THE MIA BEARD LIVING TRUST, A ONE-HALF (1/2) INTEREST, CHRISTOPHER WINSTON AND KELLY WINSTON A/K/A KELLY TITTLE, HUSBAND AND WIFE, A ONE-HALF (1/2) INTEREST, AS THE HALVES RELATE TO ONE ANOTHER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JANET C. TURNER**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 410, on the Horizontal Property Regime for Windsor Tower Condominium Apartments, as recorded in the Master Deed of record in Book 5313, page 338 and amended in Book 8666, page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527 and as shown on plat of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MIA BEARD, TRUSTEE OF THE MIA BEARD LIVING TRUST, A ONE-HALF (1/2) INTEREST, CHRISTOPHER WINSTON AND KELLY WINSTON, HUSBAND AND WIFE, A ONE-HALF (1/2) , AS THE HALVES RELATE TO ONE ANOTHER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from LELAN A. STATOM, AS EXECUTOR AND AS TRUSTEE OF THE BAKER FAMILY GRANDDAUGHTER TRUST, AS ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF ROGINA BLACKWOOD BAKER, of record in Instrument No. 20220607-0065163, dated May 20, 2022, said Register's

Office. The said, MIA BEARD, TRUSTEE OF THE MIA BEARD LIVING TRUST is one and the same Trust as MIA BEARD, TRUSTEE OF THE MIA BEARD LIVING TRUST dated January 27, 1998 and amended on February 9, 1999. The said, Kelly Winston is one and the same person as Kelly Tittle and Kelly Erin Tittle.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4215 Harding Pike, Unit 410, Nashville, TN 37205.

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 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 the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, 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.

WITNESS our hands on February 9, 2024.

Grantor:

Mia Beard Living Trust

By: _____
Mia Beard, Trustee

Grantor:

_____
Christopher Winston

_____
Kelly Winston a/k/a Kelly Tittle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mia Beard, Trustee of the Mia Beard Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2024.

_____
Notary Public

My Commission Expires
My Commission expires: June 14, 2025

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher Winston and Kelly Winston a/k/a Kelly Tittle, the within named bargainor, 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 9th day of February, 2024.

Notary Public

My Commission expires: My Commission Expires June 14, 2025

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

My Commission Expires
June 14, 2025