WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116508 DEEDWARR
03/28/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20240328-0021731

File #24-TC-3711-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albert W. Winterman, Trustee of Albert W. Winterman Revocable Trust dated August 8, 2000	**NEW OWNER**	
(NAME)	(NAME)	**133 07 0 060.00**
7436 Little Lane		
(ADDRESS)	(ADDRESS)	
Naples, FL 34105		
(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 consideration, the receipt of which is hereby acknowledged,

JESSICA SEBASTIAN, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALBERT W. WINTERMAN, TRUSTEE OF ALBERT W. WINTERMAN REVOCABLE TRUST DATED AUGUST 8, 2000,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 7 on the Plan of Norma Heights, of record in Plat Book 1835, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lot No. 7 fronts 60 feet on the Westerly side of Norma Drive and runs back 203.8 feet on the Northerly line and 203.76 feet on the Southerly line, to a dead line, measuring 60 feet.

Being the same property conveyed to Jessica Sebastian, a married woman, by Warranty Deed from Dale Hire, an unmarried man, of record in Instrument No. 20151119-0117570, in the Register's Office of Davidson County, Tennessee, dated November 16, 2015 and recorded on November 19, 2015. Jessica Sebastian has since divorced, this was never the marital residence.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Norma Heights, as recorded in Plat Book 1835, Page 36.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3711 Norma Drive, Nashville, TN 37211**.

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), their heirs and 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), their 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 my/our hand(s) this the 28th day of March, 2024.

Jessica Sebastian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2024, before me personally appeared Jessica Sebastian, 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 28th day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of March, 2024.

Affiant Signature
Date 3-28-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024