WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $738,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 3-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Daniel Quintero Shannon Melissa Wiggins	NEW OWNER	072154N00100CO
(NAME)	(NAME)	
100A McKennell Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Woodbine Row, GP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Daniel Quintero and Shannon Melissa Wiggins, husband and wife,** hereinafter called the GRANTEES, their heirs and 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 Unit A of The Cottages at 100 McKennell Drive, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and Restrictions for The Cottages at 100 McKennell Drive of record in Instrument No. 20220308-0026102, in the Register's office for Davidson County, Tennessee, together with the Limited Common areas/ elements, General Common elements and Private Elements appurtenant to said Unit as described said instrument, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being part of the same property conveyed to Woodbine Row, GP by deed of record in Instrument No. 20220308-0026101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 100A McKennell Dr., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1136568 DEEDWARR
05/20/2024 09:50:03 AM 2 pgs
Fees: $13.00 Taxes: $2,730.60

20240520-0037107

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 17th day of May, 2024.

Woodbine Row, GP

By: Steve Desoto, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Desoto with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Woodbine Row, GP and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner

WITNESS my hand and seal this 17th day of May, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 17143

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024