Karen Johnson Davidson County
Batch# 1143830 DEEDWARR
06/06/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240606-0042260

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3307-LB

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2024.

Notary Public
My Commission Expires: 01-05-2025

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Winski 2104 Chels Way Old Hickory, TN 37138	United Wholesale Mtg. 585 S. Blvd E. Pontiac, MI 48341	064 03 0A 127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Donald R. Denning, Jr and Shana R. Denning a/k/a Shana Walker Denning, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Austin Dean Winski, a married man, as sole owner**, hereinafter called the Grantee(s), his 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 Lot No. 106 on the Plan of BRANDYWINE POINTE, PHASE TEN SECTION THREE, as of record in Plat Book 9700, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Denning, Jr., and Wife, Shana R. Denning, by Warranty Deed from Jerry McKinney, of record in Instrument No. 20090908-0083973, in the Register's Office of Davidson County, Tennessee, dated September 04, 2009, and recorded on September 08, 2009.

This is ☒ improved or ☐ unimproved property located at: **2104 Chels Way, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 4th day of June, 2024

.

GRANTOR:

Donald R. Denning, Jr

Shana R. Denning a/k/a Shana Walker Denning

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald R. Denning, Jr and Shana R. Denning a/k/a Shana Walker Dennning, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/04/24 (date of document).

Affiant Signature

06/05/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 5th day of June, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL