Karen Johnson Davidson County
Batch# 1147201 DEEDWARR
06/14/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240614-0044561

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me this 11th day of June, 2024.

Notary Public
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No.: 2024-919

Address of New Owner:	Send Tax Bills to:	Tax Information:
Laura Ellen Winegardner	New Owner	
3716 Inglewood Circle S, Nashville, TN 37216		072-08-0-009.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Wade Whisnand and Tara Houston, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Laura Ellen Winegardner, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 Block B on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 66 feet on the Southwesterly margin of Inglewood Circle and extends back 272 feet on the Northwesterly line and 229 feet on the Southeasterly line to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Wade Whisnand and Tara Houston, husband and wife by Warranty Deed from Sharon A. Harris and husband, Dean Everett Harris, a tenancy by the entirety of record in Instrument No. 20170721-0073836 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 21, 2017.

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

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 3716 Inglewood Circle S, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 11th day of June, 2024.

Wade Whisnand

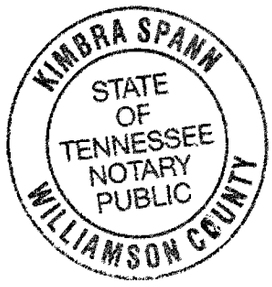
Tara Houston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of June, 2024, before me personally appeared Wade Whisnand and Tara Houston, 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 11th day of June, 2024.

Notary Signature
My commission expires:01/17/2027



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 11, 2024**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25