NEW OWNER:
Darrin Jones
Leah Caitlin Douglas
221 Wynbrook Ct
Nashville, TN 37221

SEND TAX BILLS TO:
CMG Mortgage Inc.
3160 Crow Canyon Rd #400
San Ramon, CA 94583

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-198

MAP & PARCEL
142 07 0D 221.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1147315 DEEDWARR
06/14/2024 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.13
20240614-0044716

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($324,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **David Mark Nelson, a single man, and David Spenser Nelson, a married man, as tenants in common** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Darrin Jones and Leah Caitlin Douglas, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 221 of Wynbrook Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Wynbrook Condominiums, as shown. On the Exhibit "C" to the Amendment to the Master Deed, of record in Book 7507, Page 271, in said Register's Office, for more complete identification and description of such Unit.

Also being the same property conveyed to David Mark Nelson, a single man and David Spenser Nelson, a single man, as Tenants in Common by Warranty Deed from Maggie M. Hooks, unmarried of record as Instrument No. 20230328-0022436 in the Register's Office for Davidson County, Tennessee, dated March 10, 2023 and recorded on March 28, 2023.

Being also known as 221 Wynbrook Court, Nashville, TN 37221

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of June, 2024.

DAVID MARK NELSON

By: **David Spenser Nelson**, his Attorney-In-Fact
Pursuant to Power of Attorney of Record
RODCT, ~~Book~~ _____, ~~Page~~ _____ Instrument no: 20240612-0044140

DAVID SPENSER NELSON

VICTORIA LEIGH CRAWFORD NELSON,
joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **David Spenser Nelson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, **David Mark Nelson**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day ~~of June~~, 2024.

NOTARY PUBLIC

My Commission Expires: 5-21-25

TODD TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **David Spenser Nelson and Victoria Leigh Crawford Nelson**, 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 and official seal at office this 14th day of June, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **324,900.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of June, 2024.

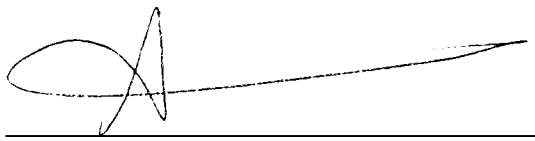
NOTARY PUBLIC

My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-14-2024.



Affiant Signature — Date: 6-14-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-14-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal