398

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to before me on JUNE 25, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1152517 DEEDWARR
06/28/2024 02:02:29 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20240628-0048914

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Charles Sells and Nancy Sells<br>1416 Wexford Downs Lane<br>Nashville, TN 37211 | Legacy Home Loans DBA<br>Steadfast Mortgage<br>2 Cadillac Drive<br>Brentwood, TN 37027 | 172-14-0B-132.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL WOODNORTH AND JULIE WOODNORTH, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHARLES SELLS AND NANCY SELLS, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 132, as shown on the map entitled Minor Revision Winfield Park, Phase 2, Section 1, Revision 1 Lots 94-108, 110-121, 126-128 & 132-133, of record in Instrument No. 20000804-0077802 as revised in Instrument No. 20010313-0024106 and Instrument No. 20080122-0006550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL WOODNORTH AND JULIE WOODNORTH, HUSBAND AND WIFE, by deed from NANCY T. WILCENSKI AND HUSBAND, STEVE P. WILCENSKI, of record in Instrument No. 20210826-0115623, dated August 25, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1416 Wexford Downs Lane, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** our hands on June 25, 2024

**Grantor:**

**Michael Woodnorth**

**Julie Woodnorth**

STATE OF WISCONSIN

COUNTY OF WAUKESHA

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michael Woodnorth and Julie Woodnorth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2024.

Notary Public

My Commission expires: 05/19/2028

DANNY L BROWN
Notary Public
State of Wisconsin