Karen Johnson Davidson County
Batch# 1157502 DEEDWARR
07/12/2024 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $5,318.75
20240712-0052642

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38246-06-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,437,500.00. Carmen Coats Affiant Subscribed and sworn to before me this 28th day of June, 2024. Brooke Hicks Notary Public My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary McGuinness Julie Kelly 1222 Winding Way Nashville, TN 37216	Cadence Bank 2778 W. Jackson St. Bldg. C - 2nd Floor Tupelo, MS 38801	Map and Parcel No.: 06108017000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kelly E. Cox, Successor Trustee of the Wreath Trust under agreement dated November 19, 2021, as amended March 20, 2024 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Zachary McGuinness and Julie Kelly, husband and wife ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1222 Winding Way, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 28th day of June, 2024.

GRANTOR:

Kelly E. Cox, Successor Trustee of the
Wreath Trust under agreement dated November 19, 2021
as amended March 20, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly E. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Wreath Trust under agreement dated November 19, 2021, as amended March 20, 2024, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28th day of June, 2024.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 12 & 13 and the Westerly one-half of Lot No. 14 of Block "E" on the plan of Jackson Park, Section No. 2, as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Klopf and Ryan W. Petersen, wife and husband, by deed dated November 19, 2021 from Howard Johnson and Kimberly Johnson, husband and wife, of record in Instrument No. 20211130-0158061, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated November 19, 2021 of record in Instrument No. 20211130-0158063, Register's Office for Davidson County, Tennessee, Amanda Klopf and Ryan W. Petersen, wife and husband, conveyed subject property to Kelly E. Cox, Trustee of the 1222 Winding Way Trust under Agreement dated November 19, 2021. By Quitclaim Deed dated November 19, 2021 of record in Instrument No. 20211130-0158064, Register's Office for Davidson County, Tennessee, Kelly E. Cox, Trustee of the 1222 Winding Way Trust under agreement dated November 19, 2021 conveyed subject property to Branch Howard, Trustee of the Wreath Trust under agreement dated November 19, 2021, with full power to sell, mortgage, encumber, lease convey or otherwise alienate without the joinder of any beneficiary. By First Amendment to Wreath Trust dated March 20, 2024, Branch Howard was removed as trustee and replaced with Kelly E. Cox as Successor Trustee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section No 2 of Jackson Park, as recorded in Plat Book 843, Page(s) 21, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20190108-0002052, Register's Office for Davidson County, Tennessee.

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 28, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 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