Karen Johnson Davidson County
Batch# 1171552 DEEDWARR
08/19/2024 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20240819-0063254

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Windsor Enterprises LLC
232250

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Windsor Enterprises LLC	Windsor Enterprises LLC	070 010 05600
3840 Edwards Ave.	3840 Edwards Ave.	
Nashville, TN 37218	Nashville, TN 37218	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ROBERT WAYNE ABERNATHY, a married man, who is joined herein by spouse, YVONNE S. ABERNATHY, and he as a recipient of the remainder interest following a life estate retained by CHRISTINE B. HAILEY, deceased, by virtue of Quit Claim Deed recorded 02/21/2013 as Document No. 20130221-0017305, in the Office of the County Register of Deeds for the County of Davidson, Tennessee, hereinafter referred to as "Grantor", whose mailing address is: 3213 W Hamilton Avenue, Nashville, TN 37218, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto WINDSOR ENTERPRISES LLC, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 3840 Edwards Ave. Nashville, TN 37218, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 285 ON THE MAP OF TREPPARD HEIGHTS, SECTION IV, AS OF RECORD IN BOOK 2854, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 285 FRONTS 150 FEET ON THE SOUTHERLY SIDE OF WEST HAMILTON AVENUE AND EXTENDS BACK 323.1 FEET, MORE OR LESS, ON THE WESTERLY LINE, AND 294.2 FEET, MORE OR LESS, ON THE EASTERLY LINE, TO A CROOKED LINE IN THE REAR, BEING THE CENTER LINE OF WHITES CREEK AND MEASURING 153 FEET, MORE OR LESS, THEREON.

Tax ID No.: 070 010 05600

Being the same property as transferred by Quit Claim Deed on 02/08/2013 and recorded 02/21/2013 to Christine B. Hailey, as life tenant, and Robert Wayne Abernathy, recipient of the remainder interest, recorded in Document Number 20130221-0017305, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3213 W Hamilton Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of AUGUST, 2024.

Robert W. Abernathy
ROBERT WAYNE ABERNATHY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT WAYNE ABERNATHY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 10 day of AUGUST, 2024.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/9/27

Yvonne S. Abernathy
YVONNE S. ABERNATHY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that YVONNE S. ABERNATHY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 10 day of AUGUST, 2024.

Notary Public
My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WINDSOR ENTERPRISES, LLC

By: Sole Member
Name: Rodney Williams
Title: Sole Member

Subscribed and sworn to before me this 12 day of AUGUST, 2024.

Notary Public
My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Lesley Shields, 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 August 12, 2024 (date of document).

Affiant Signature

8.12.2024
Date

State of Virginia

County of Chesterfield

Sworn to and subscribed before me this 12th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 09/30/2027

NOTARY'S SEAL

