BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024.

Notary Public

COMMISSION EXPIRES: 11-8-27

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1175859 DEEDWARR
08/30/2024 09:59:56 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20240830-0066864

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany C. Norton Linwood Kirk Regenburg, Jr.	owner	120-05-0-178
(NAME)	(NAME)	
1305 Winthorne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Adrienne Nicole Reece and Christopher Meurlott, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany C. Norton, and Linwood Kirk Regenburg, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5C14* on the Plan of Section 5-C, Glengarry Park, of record in Plat Book 3500, page 54, Register's Office for Davidson County, Tennessee. (*erroneously shown as Lot 5014 on prior deed)

Said Lot 5C14 front 103.0 feet on the southwesterly margin of Winthorne Drive and extends back 159.3 feet on the southeasterly line and 125.5 feet on the northwesterly line to a rear line, measuring 87.9 feet thereon.

Being the same property conveyed to Adrienne Nicole Reece by Warranty Deed from Linda Sue King Chapman, an unmarried person of record in Instrument No. 20190204-0010400, Register's Office for Davidson County, Tennessee, dated February 1, 2019 and recorded February 4, 2019.

Christopher Meurlott joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1305 Winthorne Drive** (House Number) (Street) | **Nashville, TN** (City or Town) (State) | **37217** (Postal Zip) (P.O. Address)

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, successors 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, successors 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 this 29th day of August 2024.

Adrienne Nicole Reece

Adrienne Nicole Reece

Christopher Meurlott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Adrienne Nicole Reece and Christopher Meurlott**, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of August 2024.

Robert L Scruggs

Notary Public

Commission Expires: 1-6-2025

