Karen Johnson Davidson County
Batch# 1183462 DEEDWARR
09/19/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240919-0072522

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3-21-2028

(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

File No. BC-24-418

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Shoptaw	Veterans United Home Loans	
(NAME)	(NAME)	
2332 Nashboro Boulevard	550 Veterans United DR.	135-12-0B-113.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia MO 6529	
(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/WE, **SABRINA SHERIDAN WINKLER, AN UNMARRIED WOMAN AND MARK WINKLER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA SHOPTAW, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit in Davidson County, Tennessee, being Unit No. 113 on the Plan of Nashboro at Fairway Pointe of record in Plat at Instrument No. 20020820-0100664, in the 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 Sabrina Sheridan Winkler an Unmarried Person and Mark Winkler, Married by Warranty Deed from Milad Yakoub, Unmarried of record in Instrument No. 20220517-0056799 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 17, 2022.

This property is not a primary residence of the Grantor, Mark Winkler, and as such is not subject to any homestead, dower or other marital interest.

This is property more commonly known as 2332 Nashboro Boulevard, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 my/our hand this 18th day of September, 2024.

Sabrina Sheridan Winkler
Mark Winkler by
attorney in fact

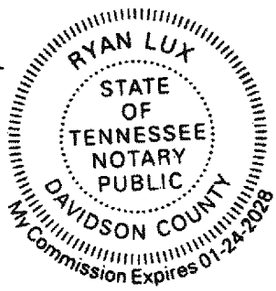
Mark Winkler by Sabrina Sheridan Winkler, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2024, before me personally appeared Sabrina Sheridan Winkler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of September, 2024.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2024, personally appeared before me, **Sabrina Sheridan Winkler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for **Mark Winkler,** and that this instrument was executed on behalf of the said **Mark Winkler** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202409190072521, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 18th day of September, 2024.

Notary Signature
My commission expires:



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23244-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/18/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/18/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

