WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2025

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1232877 DEEDWARR
02/03/2025 09 59 20 AM 2 pgs
Fees $13 00 Taxes $1,295 00
20250203-0007847

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no. 37631-3		
Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Andrew Winecoff	**CedarStone Bank**	**096-06-0-137.01**
206 Stewarts Ferry Pike	**900 West Main Street**	
Nashville, TN 37214	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry Winecoff and Jodi Winecoff, husband and wife as to a ½ undivided interest and James Benton Young, a married man as to a ½ undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Winecoff

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in the 3rd Civil District of Davidson County, Tennessee, being part of the Richmond Tract described as follows:

Beginning at a concrete monument in the southerly margin of Stewarts Ferry Road, said concrete monument being 136.6 feet from the easterly margin of McCampbell Road, at its intersection with Stewart's Ferry Road; thence South 54°51'East 84 feet to a point; thence South 35° 9' West 232.4 feet to a point, thence North 58° 16' West 84.2 feet to a concrete monument, thence North 35° 9' East 238.1 feet to the point of beginning.

Being all of the same property conveyed to Terry Winecofff and Jody Winecoff by Warrant Deed dated March 31, 2000 from Henry Winecoff, of record in Instrument No. 20071015-0122125, Register's Office for Davidson County, Tennessee. The said Terry Winecoff and Jody Winecoff having conveyed to James Benton Young a 1/2 undivided interest by QuitClaim Deed dated March 26, 2010, of record in Instrument No. 20100407-0025902, said Register's Office, the property is now vested in Terry Winecoff and Jodi Winecoff, as to a 1/2 undivided interest and James Benton Young, as to a 1/2 undivided interest in said property.

Jodi Winecoff and Jody Winecoff being one and the same person.

The property conveyed herein is not the place of residence of James Benton Young or his spouse.

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

1. **Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6232, Page 975, Register's Office for Davidson County, Tennessee.**

This is improved property known as **204/206 Stewarts Ferry Pike, Nashville, TN 37214**

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 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(s) this **31st** day of **January, 2025.**

Terry Winecoff

Jodi Winecoff

James Benton Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terry Winecoff and Jodi Winecoff and James Benton Young,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville. Tennessee, this **31st** day of **January, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON