Karen Johnson Davidson County
Batch# 1234080 DEEDWARR
02/04/2025 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20250204-0008404

STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF February, 2025.

NOTARY PUBLIC
My Commission expires: 1/30/27

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25010005

Address of New Owner	Send Tax Bills To:	Tax Information:
Jaime Wills and	**Legacy Home Loans, LLC dba**	042-03-0-017.00
Andrew LeFever	**Steadfast Mortgage**	
906 Woods Lake Drive	408 Highway 76	
Madison, TN 37115	White House, TN 37188	

CHRISTEN T. RADE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Benjamin M. Winkler, a married man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jaime Wills and Andrew LeFever, Wife and Husband,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Primrose Acres, of record in Book 2663, Page 107, 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 Benjamin M. Winkler and Matthew Winkler, as joint tenants with right of survivorship, by Warranty Deed from Julia Goodwin, married, and Rickey Keith Mitchell, unmarried, dated 01/16/2018 and recorded on 01/22/2018 in Instrument No. 20180122-0006096, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Benjamin M. Winkler, a married man, by Quitclaim Deed from Benjamin M. Winkler, Meredith J. Winkler and Matthew Winkler dated 07/14/2023 and recorded on 07/31/2023 in Instrument No. 20230731-0059060, RODCT.

This is property generally located:
906 Woods Lake Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 2663, Page 107, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record at Book 7382, Page 770, and Book 7732, Page 996, Register's Office of 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Meredith Joy Winkler joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of Benjamin M. Winkler, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Benjamin M. Winkler and Meredith Joy Winkler** have caused this instrument to be executed, this the 3rd day of February, 2025.

Benjamin M. Winkler

Meredith Joy Winkler

STATE OF OHIO
COUNTY OF Fairfield

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Benjamin M. Winkler and Meredith Joy Winkler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3rd day of February, 2025.

My Commission expires: 12-12-2028

NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202502040008404

Certificate of Authenticity

I, Adde Dilworth, 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 **February 3, 2025**.
Date

Affiant Signature

02/03/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **3rd** day of **February**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026