WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

G-ORE-25-1025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mark J. Downton	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**161-06-0A-056.00-CO**
1025 Ashmore Drive	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY WINKLER AND TIFFANY SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK J. DOWNTON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 56 on the Plan of Oakhill Townhomes, Phase 2, as shown as Exhibit "A-1" to the Declaration of Prospective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No 20080325-0030014, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate and legal description thereof

Being the same property conveyed to Jerry Winkler by Warranty Deed from Courtney Cook and Philip Cook, wife and husband of record in Instrument No 20160707-0069502 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 07, 2016

Jerry Winkler having since married. Tiffany Smith joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20070911-0108866, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes with By-Laws appended thereto, of record in Instrument Number 20070614-0071397, supplemented in Instrument No 20080325-0030014 and Instrument No 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to all matters shown on the Plan of Oakhill Townhomes, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes, of record as Instrument No 20080325-0030014, Register's Office for Davidson County, Tennessee
- Quitclaim Deed to HOA for Open Space/Common Areas of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee
- Roadway Dedication of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20070205-0014422, and Instrument No 20070404-0040188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1242774 DEEDWARR
03/04/2025 09 49 58 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20250304-0015998

This is **improved** property known as **1025 Ashmore Drive, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF FEBRUARY, 2025

Jerry Winkler

Tiffany Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY WINKLER, the within named bargainor, 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, this the 28th of February, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

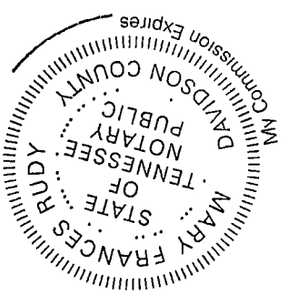


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY SMITH, the within named bargainor, 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, this the 28th of February, 2025.

Notary Public
My Commission Expires 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212