Karen Johnson Davidson County
Batch # 1260626 DEEDWARR
04/16/2025 02 39 59 PM 2 pgs
Fees $13 00 Taxes $7,326 00
20250416-0029178

Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gavin Lee Winter and Sarah K. Winter (fka Sarah Kathryn Dickerson), husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **A&B Nashville, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's 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. 82 on the plan of Kirkwood Heights, the W.T. Berry Estate, Section No. 5, as shown by plat of record in plat book 1130, page 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gavin Lee Winter and Sarah Kathryn Dickerson, husband and wife by Warranty Deed from Brian Davidson Mitchell and Laura Frances Mitchell, husband and wife of record in Instrument No. 20220601-0063132, Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on June 01, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 818 Dewees Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
A&B Nashville, LLC 818 Dewees Avenue Nashville, TN 37204	NEW OWNER	118-02-0-123.00

WITNESS THE EXECUTION HEREOF this 15th day of April, 2025.

Sarah K. Winter
Sarah K. Winter

Gavin Lee Winter

State of Tennessee)
County of Davidson)

On this 15th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah K. Winter and Gavin Lee Winter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,980,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of April, 2025.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON