This instrument prepared by:
Paul S. Parker
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch # 1264903 DEEDWARR
04/25/2025 08 14 34 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20250425-0031786

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO.:
Alison Le Winters	Same	115 15 0 033.006426
6426 Currywood Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Thousand Dollars and NO/100 ($370,000.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ALISON LE WINTERS,** as the Successor Trustee of the Family Share Trust U/W Raena F. Winters, deceased, dated 11/17/93 (hereinafter sometimes "**Grantor**") has this day bargained and sold and does hereby transfer and convey unto Alison Le Winters ("Grantee"), her successors, heirs and assigns, an undivided one-half (1/2) of certain real estate in Davidson County, Tennessee, which is described as follows:

> Being Lot No. 216 on the Plan of West Meade Farms, Inc., Section "J", as of record in Book 1835, page 125, Register's Office for Davidson County, Tennessee. Said Lot No. 216 fronts 122.1 feet on the northerly side of Currywood Drive and runs back 385 feet on the easterly line and 406.7 feet on the westerly line to a dead line, measuring 105 feet thereon.
>
> Being the same property conveyed to Donald L. Winters, Trustee of the Family Share Trust U/W Raena F. Winters, deceased, dated 11/17/93 by deed of record in Book 11003, page 7902, Register's Office for Davidson County, Tennessee. Donald L. Winters subsequently died on October 27, 2022, leaving Alison Le Winters as sole successor Trustee.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $370,000.00.

Subscribed and sworn to before me this the 22nd day of April, 2025.

Affiant

Notary Public

My Commission Expires:

JESSICA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 2, 2026

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, her successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 29nd day of April, 2025.

ALISON LE WINTERS, as the Trustee of the
Family Share Trust U/W Raena F. Winters, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON LE WINTERS, as the Trustee of the Family Share Trust U/W Raena F. Winters, deceased, on behalf of the Family Share Trust U/W Raena F. Winters, deceased, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of April, 2025.

Notary Public

My Commission Expires:

JESSICA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 2, 2026