Karen Johnson Davidson County
Batch # 1268350 DEEDWARR
05/02/2025 03 09 03 PM 2 pgs
Fees $13 00 Taxes $2,959 63
20250502-0034283

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

39-B
File #25-1082

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 **Charles Sells and Nancy Sells, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Slay and Jenna Darling Slay, husband and wife**, 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. 132 on the Plan of Minor Revision Winfield Park Phase 2 Section 1 Revision 1 Lots 94-108, 110-121, 126-128 & 132-133 of record in Plat at Instrument No. 20000804-0077802, as revised in Instrument No. 20010313-0024106 and Instrument No. 20080122-0006550, in the 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 Michael Woodnorth and Julie Woodnorth, husband and wife by Warranty Deed from Nancy T. Wilcenski, and husband, Steve P. Wilcenski of record in Instrument No. 20210826-0115623 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on August 26, 2021.

Being the same property conveyed to Charles Sells and Nancy Sells, husband and wife by Warranty Deed from Michael Woodnorth and Julie Woodnorth, husband and wife of record in Instrument No. 20240628-0048914 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on June 28, 2024.

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: 1416 Wexford Downs Lane, Nashville, TN 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, 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:
Brandon Slay
Jenna Darling Slay
1416 Wexford Downs Lane
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
172-14-0B-132.00

WITNESS THE EXECUTION HEREOF this 1st day of May, 2025.

Charles Sells **Nancy Sells**

State of Tennessee)
County of Davidson)

On this 1st day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles Sells and Nancy Sells, 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

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE 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: **$ 799,900.00.**

Affiant

Sworn and subscribed before me on this the 1st day of May, 2025.

Notary Public

My Commission Expires: 3/3/26

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