Karen Johnson Davidson County
Batch# 1277369 DEEDWARR
05/27/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20250527-0041122

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $338,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Michael VanWinkle **Jessica Greer**	**MORTGAGE RESEARCH CENTER**	**025080A10700CO**
625 Exmoor Drive	1400 Foran Blvd	
Goodlettsville, TN 37072	Suite 18 Columbia, MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rachel H Medley, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael VanWinkle and Jessica Greer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 107, Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rachel H Medley, unmarried woman, by Special Warranty Deed from NVR, Inc, a Virginia corporation T/A Ryan Homes, dated July 12, 2021, of record in Instrument No. 20210713-0093944, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

Right of Way Easements of record in Book 2014, Page 308 and Book 3164, Page 487, said Register's Office.

Easement of record in Book 3255, Page 507, said Register's Office.

Easement of record in Book 6113, Page 624, said Register's Office.

Ingress-Egress Easement of record in Instrument No. 20130118-0006195, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, said Register's Office.

Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Darnall, TN R.L.S. No. 1571, Job No. 17163.

The flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to common areas/elements.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 625 Exmoor Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Rachel Medley Date: 5-20-25
Rachel H Medley

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Rachel H Medley, the within named Grantor(s), 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.

Witness my hand, at office, this 20th day of May, 2025.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Debra Paulsson, 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 5/20/2025.
Date

D L Paulsson
Affiant Signature

5/20/2025
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.