WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280607 DEEDWARR
06/02/2025 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20250602-0043227

STATE OF TN
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 6/2/25

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A
Suite 104B
Pleasant View, TN 37146
File # 2024-12509-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lincoln Keesecker	FirstBank	096-14-0-213.00
3056 Boulder Park Drive	722 Columbia Avenue	
Nashville, TN 37214	Franklin, TN 37064	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gregory Lee Winfrey, an unmarried man, Katelyn Winfrey Dial, and Morgan Winfrey

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lincoln Keesecker, a single man, as joint tenants

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 78 feet on the Northerly side of Boulder Park Drive and runs back between lines 199.5 feet, more or less, on the Easterly side and 200 feet, more or less, on the Westerly side, to the center line of McCrory Creek the measurement thereon not being shown.

Being the same property conveyed to Deborah Winfrey and Richard L. Winfrey, Jr. by Executors Deed from Deborah Winfrey and Brenda Morgan, Executrix of the will of Nancy Opal Ann Law, deceased dated August 09, 2022 and recorded on August 12, 2022 in Instrument No. 20220812-0091653, in the Register's Office of Davidson County, Tennessee. Richard L. Winfrey, Jr. died June 20, 2024. The said Richard L. Winfrey, Jr. having died intestate on 6/20/2024, his heirs at law being KATELYN WINFREY DIAL and MORGAN WINFREY, see Affidavit of Heirship filed of record in Instrument No.202506020043225and 202506020043226aid Register's Office. TennCare release obtained 2/24/2022.

Further being the same property conveyed to Gregory Lee Winfrey by Quitclaim Deed from Deborah Winfrey, dated July 29, 2024 and recorded July 31, 2024, in Instrument No. 20240731-0058027, in the Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Earl L. Law and Nancy Opal Ann Law by Warranty Deed from Cecil E. Martin and Martha J. Martin, dated August 30, 1995 and recorded September 1, 1995, in Book 9781, Page 81, in the Register's Office of Davidson County, Tennessee.

This is property known as 3056 Boulder Park Drive Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) 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 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 hand on 6|2|25.

Gregory Lee Winfrey

Katelyn Winfrey Dial

Morgan Winfrey

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Gregory Lee Winfrey, Katelyn Winfrey Dial, and Morgan Winfrey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 6|2|25

NOTARY PUBLIC
My Commission Expires: 7|25|26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 June 2, 2025.

Date: June 2, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this June 2, 2025.

Notary Public
My Commission Expires: 7/25/26

