Karen Johnson
Batch # 1284782
06/16/2025 12 33 43 PM
Fees $13 00 Taxes $1,739 00

Davidson County
DEEDWARR
2 pgs

20250616-0046878

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25040035

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF June, 2025

NOTARY PUBLIC
My Commission expires

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Address of New Owner
Natalie Stewart
1001 North Graycroft Avenue
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
042-03-0-030.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Benjamin Matthew Winkler and Meredith Joy Winkler, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Natalie Stewart, unmarried** hereinafter called the **Grantee(s)**, his/her/their 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. 54 on the plan of Primrose Acres, Section 1, of record in Book 2663, Page 107, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point at the northeasterly margin of Hamblen Drive, the common corner of Lot No. 54 and Lot No. 16; thence with the line between said lots, northeastwardly 155 feet to a point; thence southwestwardly 279.1 feet to a point in the northwestwardly margin of Graycroft Avenue; thence with the margin of same southwestwardly 130 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Hamblen Drive; thence with the margin of same northwestwardly 252.7 feet to the point of beginning.

Being the same property conveyed to Benjamin Matthew Winkler and Meredith Joy Winkler, Husband and Wife, by Warranty Deed from John Kowalsky, unmarried, Joseph James Kowalsky, married, and Michael David Kowalsky, unmarried, dated 06/18/2015 and recorded on 06/22/2015 in Instrument No. 20150622-0059708, as corrected in Instrument No. 20150626-0061572, Register's Office for Davidson County, Tennessee.

This is property generally located:
1001 North Graycroft Avenue, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 2663, Page 107, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Benjamin Matthew Winkler and Meredith Joy Winkler** have caused this instrument to be executed, this the 12 day of June, 2025.

Benjamin Matthew Winkler

Meredith Joy Winkler

STATE OF _____
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Benjamin Matthew Winkler and Meredith Joy Winkler,** 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.

This the 12 day of June, 2025.

My Commission expires: 7/28/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY