Karen Johnson Davidson County
Batch# 1308834 DEEDWARR
08/12/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250812-0064023

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $630,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th Day of August, 2025

Notary Public
My Commission expires 4/3/28

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
WIN Investment Holdings, LLC
250 Chestnut Circle
Bloomfields, MI 48304

SEND TAX BILLS TO:
WIN Investment Holdings, LLC
250 Chestnut Circle
Bloomfields, MI 48304

MAP AND PARCEL NUMBER: 06016014800

WARRANTY DEED
25NT00905

Effective the 8 Day of August, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sherry Moss, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WIN Investment Holdings, a Wyoming Limited Liability Company

Hereinafter called the GRANTEES, 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 parts of Lots Nos. 8, 9 and 10 on the final Plan of Joywood Heights, Section 3, not of record, described together as follows:

BEGINNING on the easterly margin of Jones Avenue at the southwest corner of that part of Lot No. 10 on said plan conveyed to Harold W. Hitt and wife, by deed from Sam M. Outlaw and wife, of record in Book 2105, page 14, Register's Office for said County; thence with said Hitt's southern boundary line North 75 deg. East 633.5 feet to said Hitt's southeast corner; thence South 6 deg. West 332 feet; thence southwestwardly 556 feet, more or less, to the easterly margin of said Avenue; thence with the same, northwardly 148 feet to the beginning.

Being the same property conveyed to Sherry Moss from Marcia J. Hutchison, Gloria Jean Moss, Brenda Chambliss, Melvalyn Sprinkles and Charlene Buckner, by Quitclaim Deed dated 01/05/2005 and recorded 03/18/2005 in Instrument No. 20050318-0029793, Register's Office of said County.

Being the same property conveyed to Sherry R. Moss and Henry M. Chambliss by Warranty Deed from Nell W. Burchard, a widow, of record in Book 8123, page 316, Register's Office for Davidson County, Tennessee. The aforesaid Henry M. Chambliss since having died, a single person at the time of his death, and his interest in said real property having vested in his six daughters, Marcia J. Hutchison, Gloria Jean Moss, Brenda Chambliss, Sherry Moss, Melvalyn Sprinkles and Charlene Buckner, under the terms of his Last Will and Testament recorded as

Document No. 5744/1738682 in the Davidson County, Tennessee Probate Court Clerk's office and shown in Affidavit of Inheritance of Real Estate of record in Instrument No. 20050106-0002104, Register's Office of said County.

This is an improved property commonly known as: 2819 Jones Ave, Nashville, TN 37207-3435

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8 day of August, 2025

Sherry Moss

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sherry Moss**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 8 day of August, 2025.

K. Thomas Sidwell
Date: 8-8-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of August, 2025

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

