Karen Johnson Davidson County
Batch# 1308839 DEEDWARR
08/12/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250812-0064028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
WIN Investment Holdings, LLC, a Wyoming Limited Liability Company	WIN Investment Holdings, LLC, a Wyoming Limited Liability Company	060160146.00
(NAME)	(NAME)	
250 Chestnut Circle	250 Chestnut Circle	
(ADDRESS)	(ADDRESS)	
Bloomfield Hills, MI 48304	Bloomfield Hills, MI 48304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Teresa D. Roberts**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **WIN Investment Holdings, LLC, a Wyoming Limited Liability Company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being part of Lots Nos. 10 and 11 on the Plan of JOYWOOD HEIGHTS, SECTION III, not of record, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated May 2, 1964, as follows:
Beginning at an iron pin on the Northeasterly margin of Jones Avenue, at a point 28.8 feet North of the corner of Lots Nos. 9 and 10 on said Plan; thence with said Jones Avenue Northwesterly 100 feet to an iron pin; thence North 60 deg. 45' East 312 feet to a point; thence in a Southerly direction 180.0 feet to a point; thence South 75 deg. West 312.0 feet to the point of beginning.

Being the same property conveyed to Teresa D. Roberts, by Quitclaim Deed from John P. McNeese, Sr., of record in Instrument No. 20130321-0028166, in the Register's Office of Davidson County, Tennessee, dated March 21, 2013, and recorded on March 21, 2013.

Being the same property conveyed to John Paul McNeese and wife, Rachel H. McNeese, by Warranty Deed from William D. Cowan and wife, Patricia J. Cowan, of record in Book 3899, Page 41, in the Register's Office of Davidson County, Tennessee, dated June 05, 1965, and recorded on June 07, 1965. The said Rachel H. McNeese died on February 12, 2012, leaving John Paul McNeese as surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2821 Jones Avenue, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 is 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 successors 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.

Effective the 8th day of August, 2025.

Teresa D. Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of August, 2025, before me personally appeared Teresa D. Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

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

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY