THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751493**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $402,500 00 Affiant Subscribed and sworn to before me, this 15th day of August, 2025 Notary Public My Commission Expires

Karen Johnson
Batch # 1311289
08/18/2025 10 47 52 AM
Fees $13 00 Taxes $1,489 25

Davidson County
DEEDWARR
2 pgs

20250818-0065602

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Kenneth Daniel Hope 300 Vaughn Road Nashville, TN 37221	New Owner	Tax Parcel ID No 133 03 0 184 00

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 of which is hereby acknowledged, **Allison Rae Winchester and James Lee Winchester, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Daniel Hope, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 209, on the plan of GLENCOE ACRES, SECTION II, as the same appears of record in Plat Book 1835, Page 136, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description

Being the same property conveyed to James Lee Winchester and Allison Rae Winchester, Husband and Wife, by Quitclaim Deed from Allison Smith Aka Allison Winchester, of record in Instrument No 20231103-0086279, in the Register's Office of Davidson County, Tennessee, dated November 03, 2023, and recorded on November 03, 2023

Being the same property conveyed to Allison Smith, unmarried, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No 20160222-0016493, in the Register's Office of Davidson County, Tennessee, dated February 19, 2016, and recorded on February 22, 2016

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENROSE ACRES, SECTION II, as recorded in Plat Book 1835, Page(s) 136

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 495

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534, as amended in Book 2105, Page 633.

Easement for Utilities, recorded in Book 2099, Page 408

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 691

This is improved property located at 3310 Glencliff Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2025

Allison Rae Winchester

James Lee Winchester

STATE OF Florida)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison Rae Winchester and James Lee Winchester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 13th day of August, 2025

Notary Public
My Commission Expires 4-8-2026

Kayler McGill
State of Florida - Notary Public
Commission # HH 223624
My Commission Expires 04-08-2026