Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Drive #103
Murfreesboro, TN 37129
File No: 2025-190

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2025

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch # 1318898 DEEDWARR
09/05/2025 10 05 49 AM 3 pgs
Fees $18 00 Taxes $1,017 50
20250905-0070997

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

Address of New Owner	Send Tax Bills To.	Map/Parcel ID
Rachel Dibble 4225 Harding Pike, #501 Nashville, TN 37205	Rachel Dibble 4225 Harding Pike, #501 Nashville, TN 37205	Map/parcel: 103-16-0C-501.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Emily Winter, unmarried and Frank E. Winter, III and Kathleen Winter, husband and wife, joint tenants with right of survivorship

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

Rachel Dibble, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), its/their/his/her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT.

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 501 on the Plan of Wellington Arms, a Condominium Development, as shown on plat of record in Book 5200, Page 316, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, Page 241, as corrected in Book 5740, Page 897 and amended in Instrument No. 20001205-0119242, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Emily Winter, unmarried and Frank E Winter, III and Kathleen Winter, husband and wife, joint tenants with right of survivorship by Warranty Deed from Andrew Collins Lawrence and Charlotte Flynn Lawrence, husband and wife, dated 9/22/2020 and filed for record in Instrument No. 20200924-0110212, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is X improved or _____ unimproved property known as: 4225 Harding Pike, #501, Nashville, TN 37205

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), heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of August, 2025

Emily Winter
Emily Winter

Frank E. Winter, III

Kathleen Winter
Kathleen Winter

STATE OF TENNESSEE
COUNTY OF Bradley

On this 26th day of August, 2025, before me personally appeared Emily Winter, Frank E. Winter, III and Kathleen Winter, 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's (or persons') free act and deed. Notarized remotely using audio-video communication technology via Proof.

Witness my hand, at office, this 26th day of August, 2025.

Brittany H. Smith
Notary Signature
My commission expires: 09/06/2028
Brittany H Smith
Notary Public, Tennessee

BRITTANY H SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BRADLEY

Online Notary Public
My Commission Expires
September 6, 2028

Certificate of Authenticity

I, Jennifer Anderson, 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 August 26, 2025.

Date

Affiant Signature

9/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

