Karen Johnson Davidson County
Batch# 1319051 DEEDWARR
09/05/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250905-0071205

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6756-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2025.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick Douglas Bennett and Cynthia Duke Bennett, Trustees of The Bennett Revocable Living Trust, dated November 26, 2024 7620 Kemberton Drive East Nolensville, TN 37135	NEW OWNER	186 04 0A 143.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Cody Kenneth Van Winkle, a mrried man,** (individually and/or collectively, "Grantor"), transfer and convey unto **Patrick Douglas Bennett and Cynthia Duke Bennett, Trustees of The Bennett Revocable Living Trust, dated November 26, 2024** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Final Plat, BURKITT PLACE, PHASE 2G, of record in Plat at Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cody Kenneth Vanwinkle, an unmarried man, by Warranty Deed from Ronald Steven Reed and Carolyn Renee Reed, husband and wife, of record in Instrument No. 20190823-0084843, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

Kayla Michelle Van Winkle, joins in the execution of this instrument to convey any and all marital rights she may have in said property.

Cody Kenneth Van Winkle and Cody Kenneth Vanwinkle is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **7620 Kemberton Drive East, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, *Grantor has executed this instrument on this 3rd day of September,* 2025.

GRANTOR:

Cody Kenneth Van Winkle

Kayla Michelle Van Winkle

STATE OF *Indiana*
COUNTY OF *Dubois*

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Cody Kenneth Van Winkle and Kayla Michelle Van Winkle,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon *oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.*

WITNESS my hand and seal at office this *02* day of September, 2025.

Notary Public
My Commission expires: *OCT 4, 2028*

HOPE JORDAN
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0729163
My Commission Expires
October 04, 2028

I, Kirsten Virden, 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 09/02/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/02/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

