Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1320701 DEEDWARR
09/10/2025 10 07 25 AM 3 pgs
Fees $18 00 Taxes $2,804 60

20250910-0072270

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38790-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $758,000.00. Affiant Subscribed and sworn to before me this 4th day of September, 2025 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information:
Gregg R Frank and Lisa A Frank 1444 Wexford Downs Lane Nashville, TN 37211	New Owner	Map and Parcel No.. 172 14 0B 119.00

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, Emily H. Winesburg, surviving spouse of Walter R Winesburg ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Gregg R Frank and Lisa A. Frank, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1444 Wexford Downs Lane, Nashville, TN 37211

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of September, 2025.

GRANTOR:

Emily H. Winesburg

Emily H. Winesburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily H. Winesburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2025.

Notary Public
My Commission Expires:

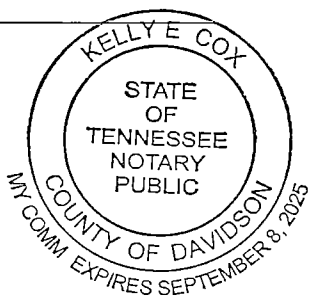


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of MINOR REVISION OF WINFIELD PARK, PHASE 2, SECTION 1, REVISION I, LOTS 94-108, 110-121, 126-128, & 132-133 of record in Plat at Instrument No. 20080122-0006550, revising Plat Instrument No. 20010313-0024106, 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 Walter R. Winesburg and Emily H. Winesburg, husband and wife, by Warranty Deed from Barbara Ann Kell, married, of record in Instrument No. 20170508-0045271, in the Register's Office of Davidson County, Tennessee, dated May 05, 2017, and recorded on May 08, 2017. The said Walter R. Winesburg died on January 11, 2021, leaving Emily H. Winesburg as surviving tenant by the entirety.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR REVISION WINFIELD PARK PHASE 2, SECTION 1, REVISION 1, as recorded in Instrument No. 20080122-0006550.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINFIELD PARK PHASE 2, SECTION 1, as recorded in Instrument No. 200008040077802; Revision recorded in Instrument No. 20010313-0024106.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.
7. Common Open Space Deed Recorded in Instrument No. 20020515-0059529.
8. Certification of Duly Adopted Resolution in Instrument No. 20160211-0013422.