Karen Johnson Davidson County
Batch# 1329557 DEEDWARR
10/02/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20251002-0078582

WARRANTY DEED

File No. SG-25-10775

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Robles and Margaret Hutchinson Robles	New Owner	
(NAME)	(NAME)	
3122 Southlake Drive		119-15-0-053.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Peter Windler and Ashley Windler, Husband and Wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Hutchinson and Ryan Robles , Wife and Husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 67 on the Map of Section Two, Southlake, as of record in Book 2083, page 84, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Said Lot No. 67 fronts 80 feet on the Easterly side of Southlake Drive and runs back between lines 151.8 feet on the Northerly line, 151.9 feet on the Southerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Peter Windler and Ashley Windler, husband and wife by Warranty Deed from Zachary Fulton Keith and Sarah Alexandra Keith husband and wife of record in Instrument No. 20220613-0066916 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on June 13, 2022.

This is property more commonly known as 3122 Southlake Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 heirs 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.

Witness my/our hand this 26 day of September, 2025.

Peter Windler

Ashley Windler

STATE OF Missouri
COUNTY OF St Louis

On this 26th day of September, 2025, before me personally appeared Peter Windler and Ashley Windler, 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.

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

Notary Signature
My commission expires: 08/26/2027

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

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 9.26.25 (date of document).

Kirsten Virden

Affiant Signature

Date: 9.26.25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

