Karen Johnson Davidson County
Batch # 1346391 DEEDWARR
11/14/2025 12 18 09 PM 2 pgs
Fees $13 00 Taxes $1,020 46

20251114-0090994

WARRANTY DEED	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,500 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 2025 Notary Public MY COMMISSION EXPIRES 1-24-29 (AFFIX SEAL)

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mary Rose O'Brien		142070d20100co
(NAME)	(NAME)	
201 Wynbrook Court, 201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Estate of Diane Spitzer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Rose O'Brien,** a married woman, hereinafter called the GRANTEES, 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 Unit 201, Wynbrook Condominiums, as established under Master Deed of record in Book 7285, Page 918, amended in Book 7507, Page 271, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Diane R. Spitzer, unmarried, by deed of record in Instrument NO. 20120522-0044433, Register's Office for Davidson County, Tennessee. The said Diane R. Spitzer having since died and the Estate of Diane Spitzer, deceased, is probated AND Subject property was ordered sold to pay Tenncare. Reference Probate File 25P529, Probate Court Clerk's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐
This is improved ☑ property, known as 201 Wynbrook Court, 201, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hands this 11th day of November, 2025

Estate of Diane Spitzer

By A Michelle Poss, Administrator

A Michelle Poss, Administrator

State of Tennessee
County of Davidson

On this the 11 day of November, 2025, before me, personally appeared A Michelle Poss as Administrator of the Estate of Diane Spitzer, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same ot be her free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal

WITNESS my hand and seal this 11th day of November, 2025

Notary Public
My Commission Expires 1.24.29

File No 17827

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029