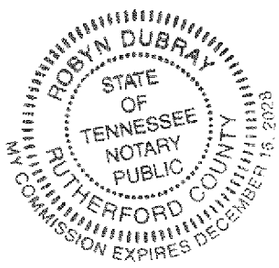
Karen Johnson Davidson County
Batch# 1382558 DEEDWARR
02/18/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260218-0012913

WARRANTY DEED



File No. ML-26-1299

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 12/14/2028

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjory Day	Same as Owner	
(NAME)	(NAME)	091-14-0B-011.00-CO
420 Patina Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Kailey Winkler, FKA Kailey Tindle and Matthew Winkler, Husband and Wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marjory Day, an Unmarried Person,** 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. 11 on the Plan of Final Subdivision Plat First Revision Patina, a Traditional Neighborhood Development of record in Plat at Instrument No. 20040707-0080650 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 Kailey Tindle and Matthew Winkler,as tenants in common with right of survivorship by Warranty Deed from Nicholas Roth and Jennie Anne Roth, husband and wife of record in Instrument No. 20200616-0061707 Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on June 16, 2020.

Kailey Tindle and Matthew Winkler having since married and Kailey Tindle is now known as Kailey Winkler.

This is property more commonly known as 420 Patina Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 17th day of February, 2026.

Kailey Winkler

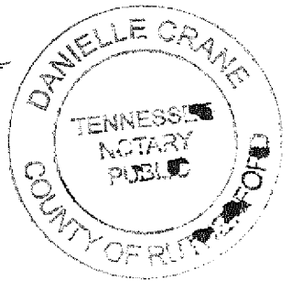
Matthew Winkler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of February, 2026, before me personally appeared Kailey Winkler and Matthew Winkler, 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 17th day of February, 2026.

Notary Signature
My commission expires:
12/2/24



Certificate of Authenticity

I, _____, 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 2/17/2026 (date of document).

_____
Affiant Signature

Date: 2/18/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18 day of February, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

