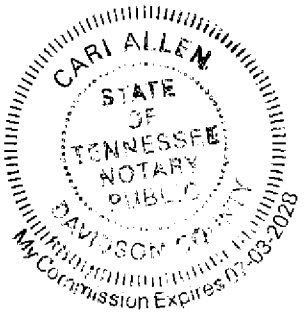
Karen Johnson Davidson County
Batch# 1398754 DEEDWARR
03/30/2026 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,618.29
20260330-0024753

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sheena Hanserd	Same as new owner	081 06 0A 021.00
1919 28th Ave N. (NAME)	(NAME)	
Nashville, TN 37208 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Cody Winkler and Danene Renee Winkler**, husband and wife (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Sheena Hanserd**, a single person (the "**Grantee(s)**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1919 28th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 27th day of March, 2026.

GRANTOR:

Christopher Cody Winkler

Christopher Cody Winkler

Danene Renee Winkler

Danene Renee Winkler

STATE OF Tennessee)

COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher Cody Winkler and Danene Renee Winkler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 27th day of March, 2026.



Online Notary Public
My Commission Expires
May 16, 2027

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Resubdivision for the Remainder of Lots 4, 5,6, 7, 8, and part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract of record in Book 547, Page 4 and as amended by the plat of record, of record in Instrument Number 20030516-0067328, and revised in Instrument Number 20031014-0151915, in the Register's Office for Davidson County, as established by the Declaration of Conditions, Covenants and Restrictions for the Harding Bosley Tract a/k/a Shields Crest Houses, of record in Instrument No. 20090430-0039492, 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 Christopher Cody Winkler, a single man, by Warranty Deed from Angelica Ewing and Tyrone Ewing, Wife and Husband, of record in Instrument No. 20180913-0090868, in the Register's Office of Davidson County, Tennessee, dated September 12, 2018 and recorded on September 13, 2018.

Certificate of Authenticity

I, Holly A. Mason, 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 March 27, 2026

Affiant Signature

3/27/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of March, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

