Name and Address of New Owner:
Austin Luttrell and Esther Luttrell
5917 Woodlands Avenue
Nashville, TN 37211

Send Tax Bills To:
Austin Luttrell and Esther Luttrell
5917 Woodlands Avenue
Nashville, TN 37211
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson
Batch # 1421057
05/15/2026 09:58:19 AM
Fees: $13.00 Taxes: $2,127.50
Davidson County
DEEDWARR
2 pgs
20260515-0043820

Map & Parcel No: 172-03-0A-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael T. Winslett and wife, Connie L. Winslett,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Esther Luttrell and Austin Luttrell, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of The Woodlands, Phase I, of record in Plat book 6900, pages 498 and 499, Register's Office for Davidson Couty, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael T. Winslett and wife, Connie L. Winslett, by Warranty Deed dated October 30, 1998 from Westminster Homes, Inc., a North Carolina Corporation, recorded November 11, 1998 in Book 11201, Page 167 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2026.

Michael T. Winslett (SEAL)

Michael T. Winslett

Connie L. Winslett (SEAL)

Connie L. Winslett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2026, before me personally appeared Michael T Winslett and Connie L Winslett, 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 12th day of May, 2026.

Nicholle Dowling
Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 12th day of May, 2026.

Heather Morrison
Notary Public
My commission expires: 1/30/29
File No. 2026-8848-MA

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029