Karen Johnson Davidson County
Batch# 1440469 DEEDWARR
06/30/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260630-0058937

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danyel Windfield, a single woman	New Owner	
(NAME)	(NAME)	
302 Williams Avenue, Unit 102	302 Williams Avenue, Unit 102	042-12-0D-102-00CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Nicole E. Bagby, and Christopher R. Bagby, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danyel Windfield, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit 102 of Williams Station, a Townhome Planned Unit Development, a shown on Exhibit "'B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Nicole E. Bagby, and Christopher R. Bagby by Deed dated June 27, 2023 from Williams Station, LLC, a Tennessee Limited Liability Company, recorded July 5, 2023, in Instrument Number 20230705-0051068, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, including by not limited to- all matters of record in Plat Book 332, Page 74, Declaration of Restriction, Protective Covenants and Easements recorded at Instrument No. 20210420-0052421, 20210715-0095440, 20210913-0122153, 20230227-0013731 and 20230406-0025357, Charter recorded at Instrument No. 20210317-0035005, and Declaration of Covenants, Condition, Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20210429-0057609, in the Register's Office for Davidson County, Tennessee; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 302 Williams Avenue, 102, Madison, TN 37115

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 hand this 29th day of June, 2026.

Nicole E. Bagby

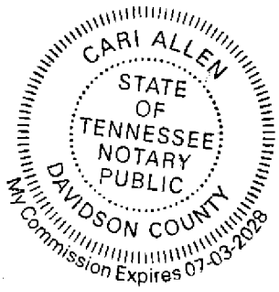
Christopher R. Bagby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of June, 2026, before me personally appeared Nicole E Bagby and Christopher R. Bagby, 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 29 day of June, 2026.

Notary Signature
My commission expires: 7-3-28



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 6/29/26.

Affiant Signature

6/29/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of June, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

7-3-28