Karen Johnson Davidson County
Batch# 1468036 DEEDWARR
09/03/2026 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260903-0082069

WARRANTY DEED

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2026-08-4532

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of August, 2026.

(Affix Seal) Notary Public

My Commission Expires: 7/3/28

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Winkler and Holly Winkler 458 Old Towne Drive Brentwood, TN 37027	NEW OWNER	Map/Parcel 160-16-0C-058.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Hodges and Hannah Hodges, formerly known as Hannah Haynes, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Winkler and Holly Winkler, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

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

The land with all the buildings and improvements thereon, situated at Town of Brentwood, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 58, The Terraces at Brentwood Chase, as shown on Plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Christopher Hodges, an unmarried man, and Hannah Haynes, an unmarried woman, as joint tenants by Warranty Deed from Abigail Grace Young, n/k/a Abigail Young Carpenter, a married woman of record in Instrument No. 20220921-0105001 Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 21, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 458 Old Towne Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day August, 2026.

Christopher Hodges

Hannah Hodges

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of August, 2026, before me personally appeared Christopher Hodges and Hannah Hodges, 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 31 day of August, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8-31-26 (date of document).

Affiant Signature

8-31-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY