Karen Johnson Davidson County
Batch# 1471919 DEEDWARR
09/11/2026 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260911-0084546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Janice Collins
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of September, 2026.

Kim D Murray
Notary Public

(Affix Seal)

My Commission Expires: 2/23/30

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2026-08-4544

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, Holly Winkler and Madison DeAnn Winkler 305 Seven Springs Way, #403 Brentwood, TN 37027	NEW OWNER	Map/Parcel 160-15-0D-051.00-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, **David Mathias and Lori Mathias, 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, and Madison DeAnn Winkler, a single woman**, 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 condominium apartment in Davidson County, Tennessee, described as Unit No. 51 of St. Martin Square at Seven Springs, a Condominium, a Horizontal Property Regime, located in Brentwood, Tennessee, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No, 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, Page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to David Mathias and Lori Mathias, husband and wife by Warranty Deed from Katherine Woods, unmarried and Todd Woods and Amy M. Woods, husband and wife of record in Instrument No. 20230203-0008143 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on February 03, 2023.

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 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 305 Seven Springs Way, #403, 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, its successors 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 September, 2026.

David Mathias

Lori Mathias

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of September, 2026, before me personally appeared David Mathias and Lori Mathias, 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 10 day of September, 2026.

Notary Signature
My commission expires:



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 9-10-26 (date of document).

Affiant Signature

9-10-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY