WARRANTY DEED

Karen Johnson Davidson County
Batch# 450933 DEEDWARR
08/05/2020 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $499.13
20200805-0086865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 20 20

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL) MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soulful Design and Builds, LLC	owner at owners address	162-16-0A-065.00-CO
(NAME) 1905 Peaceful Brook Dr	(NAME)	
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, I, **JOHN W. REYNOLDS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOULFUL DESIGN AND BUILDS, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 20, Building No. 14 of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase 1, Section 1, including the By-laws thereunto attached recorded in Book 4887, page 961 as amended in Book 5000, page 607, Book 5101, page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, page 653 as amended in Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, said Register's Office.

Being the same property conveyed to John W. Reynolds, unmarried, by Warranty Deed from Nodirjon Radjabov, a married man, and Nozimbek Avazov, a married man, of record in Instrument No. 20180827-0084874 Register's Office for Davidson County, Tennessee, dated August 24, 2018

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 20 Sycamore Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of July, 2020

John W Reynolds by Dylan Potter, Attorney in Fact

JOHN W. REYNOLDS, BY: DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July 2020, before me personally appeared Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of John W. Reynolds and acknowledged that he executed the same as the free act and deed of John W. Reynolds.

Witness my hand and official seal this 31st day of July, 2020.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

Notary Public

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21