**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 535770 DEEDWARR
12/16/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20201216-0148513

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater for this transfer is: $ 130,000.00

Affiant Signature

Subscribed and sworn to before me on this the 4 day of December, 2020.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

**NAME AND ADDRESS OF PROPERTY OWNER:**
Morgan B Reynolds
1301 Neely's Bend Rd, Madison, TN 37115

**SEND TAX BILLS TO:**
NEW OWNER

**MAP AND PARCEL NUMBER: Tax ID: 052160A06600CO**

# WARRANTY DEED
## 20NT03244

Effective the 2nd day of December, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Kimberlee Anne Nelson**

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

**Morgan B Reynolds III**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. G-66 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Kimberlee Anne Nelson, unmarried, by Warranty Deed from Try Properties, L.P., dated 10/11/2019 and recorded 10/14/2019 as Instrument No. 20191014-0104732, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1301 Neely's Bend Rd, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 2nd day of December, 2020**

**Kimberlee Anne Nelson**

State of Washington
County of Benton

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Kimberlee Anne Nelson,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 2nd day of December, 2020.

Notary Public
My commission expires: 8-19-2021

CHERYL A. HIGHTOWER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2021

**Certificate of Authenticity**

**I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

**Notary's Signature**

**My Commission Expires:** 5/7/2024

**Notary's Seal (If on paper)**

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024