Karen Johnson Davidson County
Batch# 553793 DEEDWARR
01/13/2021 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,283.90
20210113-0006093

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 347,000.00.

Affiant

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of January, 2021.

Notary Public

Commission Expiration: 7-17-21

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Phillip Hass and Sarah Haas 112 Lutie Street Nashville, TN 37210	**SAME AS NEW OWNER.**	-119 05 0 248.00

WARRANTY DEED

FOR AND IN 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, WE, **Joshua Richard Reynolds and Femke Weidema, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Lorraine Haas, an unmarried person, and Philip David Haas, an unmarried person, as tenants in common with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 112 Lutie Street Nashville, TN 37210, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the Map of a subdivision of several lots on Cumberland Nurseries Plan, as of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, said Lot 147 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joshua Richard Reynolds, a single man, by deed from Kudzu Real Estate, Inc dated 07/09/2014 filed and recorded 07/10/2014 of record as Instrument No. 20140710-0060955, said Register's Office.

Tax Map and Parcel ID is as follows 119 05 0 248.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 112 Lutie Street, Nashville, TN 37210

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 unemcumbered, 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.

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 11th day of January, 2021.

Joshua Richard Reynolds

Femke Weidema

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2021, before me personally appeared **Joshua Richard Reynolds and Femke Weidema**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 11th day of January, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

LTE File No.: 20-3014TN