WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-10391-AP

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day January 2021

Notary Public

MY COMMISSION EXPIRES: 3.6.2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 556756 DEEDWARR
01/20/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20210120-0008325

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Spaces, LLC	New Owner	072-16-0-126.00
(NAME)	(NAME)	
1520 Harwood Drive	401 Fessler's Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sandra L. Telford, and John Reed, as heirs at law of Janet Reeder, and Sandra L. Telford as Administratrix of the Estate of Janet Reeder**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Southern Spaces, LLC**, a **Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 4, on the plan of PART TWO, PORTER HEIGHTS, of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ronnie W. Reeder and Janet Ann Reeder, husband and wife by Warranty Deed dated 05/21/2001 from Charles W. Hunt, a married man, and Mary C. Hunt, his wife of record in Instrument 200105230053686, Register's Office for Davidson County, Tennessee. Ronnie W. Reeder died on December 15, 2013 leaving Janet Ann Reeder as the sole surviving tenant by the entirety.

Janet Ann Reeder, also known as Janet Reeder, died intestate on July 16, 2020 leaving Sandra L. Telford and John Reed as her sole heirs at law as evidence by Affidavit of Heirship of record in Instrument No. 202101200008324 Register's Office for Davidson County, Tennessee. . Sandra L. Telford was appointed Administratrix of the Estate of Janet Reeder as evidenced by Letters of Administration filed under Docket No. 20P-1315, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per Plat Book 1424, Page 79, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 4113, Page 444, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1520 Harwood Drive, Nashville, TN 37206
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 15th day January 2021.

The Estate of Janet Reeder

The Estate of Janet Reeder

Sandra L. Telford, Administratrix

John Reed

Sandra L. Telford

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra L. Telford, Administratrix for the Estate of Janet Reeder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra L. Telford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Reed, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

