WARRANTY DEED

Karen Johnson Davidson County
Batch# 569705 DEEDWARR
02/08/2021 09:22:30 AM 2 pgs
Fees: $13.00 Taxes: $856.55
20210208-0017417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED, THIRTY-ONE THOUSAND, FIVE HUNDRED DOLLARS, AND NO CENTS ($231,500.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF FEBRUARY, 2021

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CHARLES MACKENZIE (NAME)	**NEW OWNER** (NAME)	**105071B21700CO**
1247 Martin Street, Unit 303 Nashville, Tennessee 37203 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of February, 2021, the undersigned, **STEVEN A. REYNOLDS, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHARLES MACKENZIE, AN UNMARRIED MAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, and having an address of **1247 MARTIN STREET, UNIT 303, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 317, together with the appurtenant interest in the common elements of the Six10 Merritt Condominium, a horizontal property regime established by Declaration of record as Instrument No. 20150924-0097122, as amended in Instrument No. 20160831-0091430, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven A. Reynolds, married man, by Warranty Deed from Madelyn N. Reynolds, unmarried, of record in Instrument No. 20190225-0016481, in the Register's Office of Davidson County, Tennessee, dated February 21, 2019 and recorded on February 25, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of February, 2021.

GRANTOR: STEVEN A. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **STEVEN A. REYNOLDS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of February, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (If on paper)