

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$595,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF **FEBRUARY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICHOLAS REID WHITE & JENNIFER SARAH LINDSEY	New Owner	**104-10-0-259.00**
(NAME)	(NAME)	
2107 32ND AVE. SOUTH		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DAVIS LANCASTER REESE AND CHRISTIANA GRAHAM REESE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS REID WHITE AND JENNIFER SARAH LINDSEY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot 5-A, Westview, Zone Lot Division of Lot 5, as shown on Plat of record in Plat Book 5800, Page 393, amended in Plat Book 6250, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christiana L. Reese, unmarried, from Christopher M. Kerney, married, by deed dated March 29, 2011, of record in Instrument No. 20110405-0025980, said Register's Office. The said Christiana L. Reese having since died April 18, 2013 intestate leaving David Lancaster Reese and Christiana Graham Reese as her sole heirs at law. See Affidavits of Heirship of record in Instrument No. 20131115-0118458 and in Instrument No. 20210222-0021080, said Register's Office. Also, see Probate of Intestate Estate of Christiana Lancaster Reese, deceased, Docket No. 13P-878 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Christiana L. Reese and Christiana Lancaster Reese were one and the same person.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

This conveyance is subject to matters shown on the Plan of record in Book 5000, Page 393 and amended in Book 6250, Page 69; Easement of record in Book 6354, Page 91; Restrictions of record in Book 1759, Page 605, Book 1914, Page 528, Book 6271, Page 385, and Book 7546, Page 560; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2107 32ND AVE., SOUTH, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 581073 DEEDWARR
03/02/2021 08:07:30 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20210302-0025949

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 our hands this 25 day of February, 2021.

DAVIS LANCASTER REESE

CHRISTIANA GRAHAM REESE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Davis Lancaster Reese and Christiana Graham Reese,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of February, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Williamson County