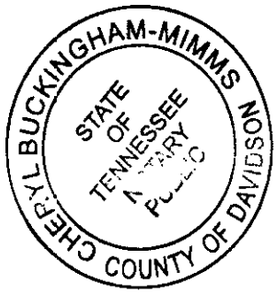
Box 14 File 34315-8

WARRANTY DEED



STATE OF
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 586305 **DEEDWARR**
03/08/2021 09:30:49 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210308-0029775

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-020344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Joseph Reen and Diane Lynn Reen	New Owner	
(NAME) 304 Reasonover Green	(NAME)	142-07-0C-011.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD A. SPEITEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD JOSEPH REEN AND DIANE LYNN REEN, 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:

A certain condominium located in Davidson County, Tennessee, being Unit 11 of Ashley Green, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Ashley Green of record in Book 7184, Page 44, as corrected in Book 7467, Page 279 and amended in Book 7482, Page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William B. Speitel and wife, Sallie E. Speitel by Warranty deed from Erma Pauline Dunn of record in Instrument No. 20010831-0094893 Register's Office for Davidson County, Tennessee, dated August 27, 2001 and recorded on August 31, 2001.

Being also known as 304 Reasonover Green, Nashville, Tennessee 37221.

That said Sallie E. Speitel died on or about July 12, 2009, leaving William B. Speitel as the surviving tenant by the entirety.

William B. Speitel being also known as William B. Speitel Jr.

That said William B. Speitel died intestate, on or about August 15, 2020, with his Last Will and Testament filed at Docket No. 20P2070, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and at Instrument No. 20210209-0018111, in the aforesaid Register's Office, devising subject property to Richard A. Speitel.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 304 Reasonover Green, Nashville, TN 37221
(House No.) (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 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 my/our hand(s) this the 1st day of March, 2021

Richard A. Speitel

STATE OF TN
COUNTY OF Williamson

On this 1 day of March, 2021, before me personally appeared Richard A. Speitel to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of March, 2021.

Commission Expires: July 5, 2021

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public