

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Notary Public

My commission expires: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TRACY BROWN	**NEW OWNER**	**142-13-0B-219.00 CO**
1424 South Glenleigh Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
SARAH P. REYNOLDS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRACY BROWN, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 237, as shown on the map entitled the Plan of Riverside, Phase 6, of record in Instrument No. 20050215-0016980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H. KENNETH REYNOLDS AND WIFE, SARAH P. REYNOLDS, by deed from ROCHFORD REALTY AND CONSTRUCTION CO., INC., A TENNESSEE CORPORATION, of record in Instrument No. 20060725-0089550, dated July 21, 2006, said Register's Office. Being further conveyed to SARAH P. REYNOLDS, by quitclaim deed from H. KENNETH REYNOLDS, of record in Instrument No. 20071114-0133295, dated November 8, 2007, said Register's Office.

Karen Johnson Davidson County
Batch# 587092 DEEDWARR
03/08/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210308-0030004

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1424 South Glenleigh Court, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 5th day of March, 2021

Sarah P Reynolds by David Reynolds, HER Attorney In Fact

SARAH P. REYNOLDS
BY DAVID REYNOLDS, HER ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 5th day of March, 2021, before me personally DAVID REYNOLDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH P. REYNOLDS and who acknowledged that he executed the same as the free act and deed of SARAH P. REYNOLDS.

Witness my hand, at office, this 5th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 5/9/2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Tennessee Certification of Electronic Document

I, Jennifer Stacey, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Stacey
Signature

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE A HEDRICK, a notary public for this county and state,
Notary's Name

Jennifer Stacey, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1/6/2025

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731