Karen Johnson Davidson County
Batch# 609972 DEEDWARR
04/08/2021 09:41:58 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210408-0046670

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo this transfer is $400,000.00

Affian

Subscribed and sworn to before me, this 6 day of April 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Walker	Churchill Mortgage	082-08-0-107.00
931 W Eastland Ave	1749 Mallory Lane, Suite 100	
Nashville, TN 37206	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Reeves and Abigail Myers Reeves, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Walker, a single man,** hereinafter called the Grantee(s), 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 NO. 3 on the Plan of Richmond Addition of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot 3 fronts 53 feet on the Northerly side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines, 100 feet to a dead line.
>
> Being the same property conveyed to Kyle Reeves and Abigail Myers Reeves, husband and wife, by Warranty Deed from Bethany Schirmer and husband, John Schirmer, dated May 20, 2018 of record as Instrument No. 20180611-0055880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 931 W Eastland Ave, Nashville, TN 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 6th day of April, 2021.

Kyle Reeves

Abigail Myers Reeves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Reeves and Abigail Myers Reeves,** the bargainor(s), 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 Brentwood, Tennessee, this the 6th day of April, 2021.

Notary Public

My Commission expires: 6.17.2024

FILE NO: 2021037012

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY