Karen Johnson Davidson County
Batch# 616456 DEEDWARR
04/16/2021 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210416-0051226

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ERIC REINFORD an unmarried man

900 Leroy Street
Goshen, IN 46526

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
082-15-0A-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DORI HOWARTH, an unmarried woman , hereinafter called GRANTOR,S, have this day bargained and sold and by these presents transfer and convey to ERIC REINFORD, an unmarried man , hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:

> Being Unit No. 106, of 5th and Main Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizon 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 5th and Main Condominium of record in Instrument Number 20060630-0078751, amended at Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, 201208020-0074741, 20121017-0095419, 20130911-0096932, 20140804-0069914, 20161222-0134731, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted in Exhibit "C" on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" in said Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space, specifically parking space #92.
>
> Being the same property conveyed to Dori Howarth, unmarried by Warranty Deed from William H. Harfield, unmarried dated August 10, 2017 and recorded August 14, 2017 in Instrument No. 20170814-0083144, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2115 Yeaman Place Unit 106, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 14 day of April, 2021.

DORI HOWARTH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DORI HOWARTH an unmarried woman , the within named 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 at office this 14 day of April, 2021.

NOTARY PUBLIC

MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3.25.25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $405,000.00.

AFFIANT

Subscribed to and sworn before me, this the 14 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

