Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 628843 **DEEDWARR**
05/04/2021 01:11:52 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20210504-0059712

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $715,000.00

Elizabeth Adams
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/03/2021.

Carrie Borden
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3558

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Sally Shepherd Nesbitt** | New owner | 115-06-0-053.00 |
| 6700 Currywood Drive | | |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**William Reese and Melissa Reese, husband and wife**

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

**Sally Shepherd Nesbitt, a married woman**

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Two, West Meade Hills, of record in Plat Book 2900, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 45 fronts 175 feet on the Northeasterly side of Currywood Drive and runs back 215 feet on the Northwesterly line and 242 feet on the Southeasterly line to a Dead line, measuring 196.25 feet thereon.

Being the same property conveyed to William Reese and Melissa Reese, husband and wife by Warranty deed from Christopher Key and Michelle Key, husband and wife of record in Instrument No. 20180509-0044442 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 09, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6700 Currywood Drive Nashville, TN 37205

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 that we are 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 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 hand on May 3, 2021}.

William Reese

Melissa Reese

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, William Reese and Melissa Reese, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 3, 2021.

Notary Public

My Commission Expires: 10/11/21

**File #: 2021-3558**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY