Name and Address of New Owner:
Adam McCants
5027 Darlington Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 649991 DEEDWARR
06/04/2021 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20210604-0075275

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Rd Ste 300A
Nashville, TN 37215

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-09-0A-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edward Tony Reed and Dana Jean Reed, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adam N. McCants, An Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 3-B on Lot No. 3 on the Plan of Darlington Place, of record in Plat Book 6200, Page 544, aka Unit 3B Darlington Condominiums of record in Master Deed of record in Book 7357, page 380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dana Reed, married, by Warranty Deed from Mary Frances White, of record in Instrument No. 20160902-0092652 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 02, 2016. (Value of consideration shown in aforementioned deed $296,000.00.)

Being the same property conveyed to W. Aaron Fortner, Trustee, by Quitclaim Deed from Dana Reed and Hunter D. Reed, of record in Instrument No. 20170727-0075978, Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 27, 2017 and within the same deed the said W. Aaron Fortner, Trustee conveyed his interest in the subject property to Dana Reed and Hunter D. Reed, as joint tenants with right of survivorship (Value of consideration shown in aforementioned deed $0.00)

Being the same property conveyed to Hunter Reed, unmarried, by Quitclaim Deed from Dana Reed, married, as to her fifty percent (50%) interest of record in Instrument No. 20200207-0014671 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 07, 2020, and Scrivener's Affidavit recorded on February 26, 2020 in Instrument No. 20200226-0021560. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5027 Darlington Drive, Nashville, Tennessee 37211.

Being the same property conveyed to Edward Tony Reed and Dana Jean Reed, husband and wife, by Warranty Deed from Hunter D. Reed, a single man, of record in Instrument No. 20210303-0027435 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 03, 2021, and Name Affidavit recorded on March 03, 2021, in Instrument No. 20210303-0027436. (Value of consideration shown in aforementioned deed $380,000.00.)

Being also known as 5027 Darlington Drive, Unit 3-B, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2021.

E J Reed (SEAL)
Edward Tony Reed

Dana Jean Reed (SEAL)
Dana Jean Reed

STATE OF ~~TENNESSEE~~ AW
COUNTY OF ~~DAVIDSON~~ AW Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Tony Reed and Dana Jean Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2021.

ANTHONY WILLIAM WATHEY
Notary Public - State of Florida
Commission # GG 198570
My Comm. Expires Mar 21, 2022

Notary Public
My commission expires: 3-21-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me this
~~28th~~ 2nd day of ~~May~~ June, 2021.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025

File No. 2021-1580

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

