Karen Johnson Davidson County
Batch# 656731 DEEDWARR
06/15/2021 09:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210615-0080264

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2021.

Notary Public

My commission expires: 7/3/2023

(AFFIX SEAL)

TERESA MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7/3/2023

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, DC Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer K. Kalifa	Jennifer Kalifa	142 09 0E 088.00
1302 General George Patton Road.	1302 General George Patton Rd	
Nashville, TN 37221	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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan A. Reed, unmarried

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

Jennifer K. Kalifa and Nabil M. Kalifa, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1302 together with the carport designated No. 1302-C in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office, Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to RONALD REED AND SUSAN A. REED, HUSBAND AND WIFE, by deed from CYNTHIA WAGGONER AND HUSBAND, DAVID WAGGONER, of record in Instrument No. 20170228-0019866, dated February 27, 2017, said Register's Office. RONALD REED ALSO KNOWN AS RONALD HENRY REED having since died on or about March 9, 2018, leaving SUSAN A. REED ALSO KNOWN AS SUSAN EPPS REED as surviving tenant by the entirety.

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 (__X__) Unimproved (____) property known as **1302 General George Patton Road, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors 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/our hand(s) this 4th day of June, 2021.

Susan A. Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Susan A. Reed**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **June, 2021.**

Notary Public

My Commission Expires: 10-26-24

PERSONALLY APPEARED GREGORY S. WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

I, R. Houston Akin, 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 Davidson

Personally appeared before me, Teresa Morgan, a notary public of this county and state, R. Houston Akin, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 7/3/2023

TERESA MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023