Karen Johnson Davidson County
Batch# 681652 DEEDWARRSP
07/22/2021 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20210722-0098454

This instrument prepared by: Hugh W. Entrekin ; Suite 300; 4235 Hillsboro Pike ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $510,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Timothy J. and Jean Alison Douglas	SAME	091160J00900CO
4011 Elkins Alley		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tyler B. Reedy and wife Alison M. Reedy**, ("Grantors") do hereby bargain, sell, transfer and convey unto **Timothy J. Douglas and wife Jean Alison Douglas**, ("Grantees") their successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9, known as 4011 Elkins Alley on the Plan of The Cottages at Sylvan Heights, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20170503-0043309, Register's Office for said County.
Being the same property conveyed to Tyler B. Reedy and wife Alison M. Reedy by deed from Alison Douglas, dated January 18, 2019 and recorded on January 18, 2019 as Inst. No. 20190118-0005501, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate,

title and interest thereto belonging to the said **Timothy J. Douglas and wife Jean Alison Douglas**, their successors and assigns, forever.

AND **Tyler B. Reedy and wife Alison M. Reedy** do covenant with the said **Timothy J. Douglas and wife Jean Alison Douglas**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated and will be paid by Grantee; (ii) The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description; (iii) right of way of the CSX Transportation Railroad; (iv) all Matters shown on Instrument No. 20150226-0016822, said Register's Office; (v) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No.20141105-0102022, said Register's Office; (vi) the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

AND **Tyler B. Reedy and wife Alison M. Reedy**, do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to the said **Timothy J. Douglas and wife Jean Alison Douglas,** their successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is improved property known as 4011 Elkins Alley, Nashville, TN 37209

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK;
SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 16th day of July, 2021.

Tyler B. Reedy

Alison M. Reedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared **Tyler B. Reedy and wife Alison M. Reedy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, the 16 day of July, 2021.

Notary Public

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Hugh W. Entrekin, 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 on the 16th day of July, 2021.

Signed this 20th day of July, 2021.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Allie Efferson, a notary public for this county and state, Hugh W. Entrekin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed as of the date shown above.

Notary's Signature

My Commission Expires: 3-3-25
Notary' Seal (if on paper)

ALLIE EFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025