THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736017** Karen Johnson Davidson County Batch# 698333 **DEEDWARR** 08/16/2021 12:13:47 PM 2 pgs Fees: $13.00 Taxes: $2,774.63 20210816-0110337	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,900.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Jason Douglas Reynolds and Ashley Neill Reynolds 2319B Carter Avenue Nashville TN 37206	Send Tax Bills To: **New Owner**	Tax Information: Tax Parcel ID No. 083-04-3H-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caitlin Custom Homes & Remodel LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Douglas Reynolds and Ashley Neill Reynolds, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Homes at 2319 Carter Avenue, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Homes at 2319 Carter Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200722-0080422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caitlin Custom Homes & Remodel LLC, a Tennessee Limited Liability Company by warranty deed from Judy P. Sullivan, married of record in Instrument No. 20200623-0067268 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on June 23, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200722-0080422, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Sanitary Sewer Easement of record in Book 4121, Page 447, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2319B Carter Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2021.

Caitlin Custom Homes & Remodel, LLC, a Tennessee limited liability company

BY: _____
Caitlin LaBonte, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caitlin LaBonte, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole member of Caitlin Custom Homes & Remodel, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Sole Member.

Witness my hand, at office, this 12th day of August, 2021.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022