Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-7441

Karen Johnson Davidson County
Batch# 712592 DEEDWARR
09/10/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210910-0121210

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH21-02613

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cara Huwieler and Frank Reynolds 7441 Harness Drive Nashville, TN 37221	New American Funding P.O. Box 650076 Dallas, TX 75265	142-02-0-247.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debra Bone, widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cara Huwieler and Frank Reynolds, wife and husband**, hereinafter called the Grantees, their successors 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. 275 on the Plan of Resubdivision of Lots 268 - 277, Section 5, Cross Timbers of record in Plat Book 4300, Page 90, 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 Terry Bone and Wife, Debra Bone by Warranty deed from Sheron H. Martin, Unmarried of record in Instrument No. 20041101-0131041 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 01, 2004.

The said Terry Bone appears to have died on or about July 24, 2014, leaving Debra Bone as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7441 Harness Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of September, 2021

Debra Bone

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 7th day of September, 2021, before me personally appeared Debra Bone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Deanna F. Wood

Serial Number, if any: _____

My Commission Expires: _____



Certificate of Authenticity

I, Christy Burkhalter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 7, 2021.

Affiant Signature

9/7/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-21-7441