This Form furnished by:

LAURA S. BLUM, No. 36704
ROGERS, SHEA & SPANOS
The Wind in the Willows Mansion
2205 State Street
Nashville, Tennessee 37203
(615) 320-0600

Karen Johnson Davidson County
Batch# 715514 DEEDWARR
09/14/2021 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20210914-0123189

FROM:

MARGARET A. HINCY

TO:

TODD REYNOLDS

WARRANTY DEED

New Owner & Address	Taxable Party	Plat
Todd Reynolds 2520 Stones River Court Nashville, Tennessee 37214	Todd Reynolds 2520 Stones River Court Nashville, Tennessee 37214	73-16-76

For and in consideration of the sum of Six Hundred Twenty Thousand and No/100 ($620,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MARGARET HINCY** (hereinafter referred to as "the Grantor"), have bargained and sold, and by these presents do hereby transfer, convey, and warrant unto **TODD C. REYNOLDS,** a married man**,** (hereinafter referred to as "the Grantee"), their heirs and assigns, the following described lot, tract, and/or parcel of land, located in Nashville, Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 9 on the Plan of Two Rivers Subdivision, as of record in Plat Book 3600, Page 65, amended in Book 3795, Page 799, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot No. 9 fronts 100 feet on the northeasterly side to Stones River Court and extends back between parallel lines, 205 feet, more or less, to the Cumberland River.

Being the same property conveyed to David C. Hincy and Margaret A. Hincy, husband and wife, from Timothy A. Wood, an unmarried man, by Warranty Deed dated May 13, 2004, of record in Instrument No. 20040521-0059796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

To **HAVE AND TO HOLD** the said tract or parcel of land, with all appurtenances, estate, title, and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and I do covenant with the said Grantee that I convey the real property, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said real property to the said Grantee, their heirs and assigns, against the lawful claims of all persons thereafter.

This is improved real property known as:

2520 Stones River Court, Nashville, Tennessee 37214

The Grantor received one hundred percent (100%) ownership of the property in fee simple absolute by the death of her Husband, David C. Hincy, who passed away on June 28, 2021.

Witness our signatures this 23rd day of August, 2021.

Margaret A. Hincy

MARGARET A. HINCY, GRANTOR

202109140123189

STATE OF TENNESSEE }

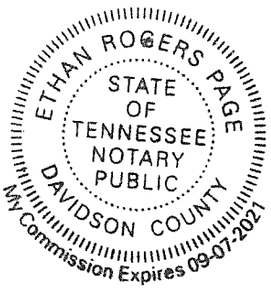
COUNTY OF DAVIDSON }

Before me, Ethan R. Page, a Notary Public in and for the aforesaid State and County, personally appeared **MARGARET A. HINCY**, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2021.

Ethan R. Page
NOTARY PUBLIC

My Commission Expires: 9-7-2021
DATE



Certificate of Authenticity

I, Emily Manno, 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 08/23/21.

Date

Affiant Signature

08/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON