Karen Johnson Davidson County
Batch# 719586 DEEDWARRSP
09/20/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20210920-0125879

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 $775,000.00.

AFFIANT

NOTARY PUBLIC

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-23.

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Timothy J. and Jean Alison Douglas	SAME	117-01-0-018.00
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, **Timothy J. Douglas and wife Jean Alison Douglas**, ("Grantors") do hereby bargain, sell, transfer and convey unto **Tyler B. Reedy and wife Alison M. Reedy**, ("Grantees") their successors and assigns, all their 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 Lot 26 on the MINOR REVISION PLAT LOTS 26 AND 27 PLAN OF BELLWOOD - BLOCK C of record as Instrument # 20210421-0053395. Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Timothy J. Douglas and wife Jean Alison Douglas by deed from Douglas Carter Wells, executor of the Estate of Jack Nulk Wells of record in Instrument 20201201-0139642, 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 **Tyler B. Reedy and wife Alison M. Reedy**, their successors and assigns, forever.

AND **Timothy J. Douglas and wife Jean Alison Douglas** do covenant with the said **Tyler B. Reedy and wife Alison M. Reedy**, 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; and (ii) Subject to all matters shown on the MINOR REVISION PLAT LOTS 26 AND 27 PLAN OF BELLWOOD - BLOCK C of record as Instrument # 20210421-0053395. Register's Office for Davidson County, Tennessee.

AND **Timothy J. Douglas and wife Jean Alison Douglas**, do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to the said **Tyler B. Reedy and wife Alison M. Reedy,** 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 3604 Saratoga Drive, Nashville, TN 37205

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of September, 2021.

Timothy J. Douglas

Jean Alison Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared **Timothy J. Douglas and wife Jean Alison Douglas**, 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 15th day of September, 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 15th day of Sept, 2021.

Signed this 15th day of Sept, 2021.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, 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 15 day of September, 2021.

Notary's Signature

My Commission Expires: 7.9.24

Notary' Seal (if on paper)

