Karen Johnson Davidson County
Batch# 729304 DEEDWARR
10/04/2021 11:21:37 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20211004-0133067

22847
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Michael A. Howell
Deborah D. Howell
2923 Knobdale Drive
Nashville, TN 37214

Send Tax Bills to:
Mr. & Mrs. Michael A. Howell
2927 Knobdale Road
Nashville, TN 37214

Map/Parcel: 08408008700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thomas McMillan Renolds heir to the Estate of Dorothy S. Reynolds**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Michael A. Howell and wife, Deborah D. Howell**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 172 on the Plan of Lincoya Hills, Section Seven, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 172 fronts 139.65 feet on the southerly side of Knobdale Road and runs back between lines, 278.1 feet on the easterly side and 328.8 feet on the westerly side, to a line at the rear measuring 180 feet thereon.

BEING the same property conveyed to Jared S. Reynolds and wife, Dorothy S. Reynolds by Warranty Deed from William D. Gosey and wife, Alice T. Gosey, dated January 17, 1975, and filed on January 23, 1975, in Book 4883, page 295, said Register's Office. Jared S. Reynolds and Dorothy S. Reynolds remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Jared S. Reynolds; therefore, Dorothy S. Reynolds is the surviving tenant by the entirety to the property herein. The said Dorothy S. Reynolds having died on March 27, 2020, and pursuant to the Last Will & Testament of Dorothy S. Reynolds, Case No. 2403 in the Probate Court of Smith County at Carthage, Tennessee, Thomas McMillan Reynolds takes title to the herein described property as the sole heir and devisee under said Will.

This conveyance is subject to: Taxes for 2022 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2923 Knobdale Road, Nashville, TN 37214

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 and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the 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/our hand(s) as on the date shown on the Notary forms.

Thomas McMillan Reynolds

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas McMillan Reynolds, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of October, 2021.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $350,000.00

Affiant

Sworn to and subscribed before me, this 1st day of October, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022