Karen Johnson Davidson County
Batch# 744753 DEEDWARR
10/27/2021 11:18:40 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20211027-0144333

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
2/26/23
(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CASSIE LOVVORN

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-03103

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alec Seth Reynolds, an unmarried man and Kristen Varnell, an unmarried woman, as tenants in common with right of survivorship, 229 Elysian Fields Rd Nashville, TN 37211	Cross Country Mortgage LLC 6850 Miller Rd. Brecksville, OH 44141	133-12-0-156.00

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, **Erik G Jiminez and Brittany Brewer, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alec Seth Reynolds, an unmarried man and Kristen Varnell, an unmarried woman, as tenants in common with right of survivorship,,** 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. 42 on the Plan of Valley View Meadows, Section Three of record in Plat Book 3700, Page 93, 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 Erik G. Jiminez by Warranty deed from Anita Clydine Everett, an unmarried widow of record in Instrument No. 20130514-0048634 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 14, 2013. (Value of consideration shown in aforementioned deed $107,500.00.)

Being the same property conveyed to Erik G. Jiminez by Quitclaim deed from Brittany Marie Brewer of record in Instrument No. 20130514-0048635 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on May 14, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 229 Elysian Fields Rd Nashville, Tennessee 37211.

The said Erik G. Jiminez and Brittany Brewer have since married, therefore Brittany Brewer joins in this conveyance to convey her marital interest.

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: 229 Elysian Fields Rd, Nashville, TN 37211

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 25th day of October, 2021

Erik G Jimenez aka Erik G Jiminez

Brittany Brewer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2021, before me personally appeared Erik G Jimenez aka Erik G Jiminez and Brittany Brewer, 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 persons) free act and deed.

Notary Public

My Commission Expires: 9/21/24

W. BRAD LEHMAN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON