This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14514-LV

Karen Johnson Davidson County
Batch# 751521 DEEDWARR
11/09/2021 09:25:40 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20211109-0149287

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021.

Notary Public
My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lynn B. Reynolds 111 Cumberland Trace Nashville, TN 37214	Fairway Independent Mortgage P.O. Box 117298 Carrollton, TX 75011	073 16 0A 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carol A. Lewis, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lynn B. Reynolds, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 111 on the Plan of Cumberland Trace as of record in Plat 5200, Page 724, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carol A Lewis, an unmarried woman, by Warranty Deed from Gurjeet K. Dhindsa, unmarried, of record in Instrument No. 20040729-0090830, in the Register's office of Davidson County, Tennessee, dated on July 28, 2004 and recorded on July 29, 2004.

This is ☒ improved or ☐ unimproved property located at: **111 Cumberland Trace, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2021.

GRANTOR:
Carol A. Lewis
Carol A. Lewis

STATE OF ~~TENNESSEE~~ WEST VIRGINIA
COUNTY OF MCDOWELL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carol A. Lewis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2021.

OFFICIAL SEAL - NOTARY PUBLIC
State of West Virginia
FREDDIE MEREDITH
141 Walter St
BECKLEY WV 25801
My Commission Expires 2/28/2023

Notary Public FREDDIE MEREDITH
My Commission expires: 02-28-2023
141 WALTER ST
BECKLEY WV 25801