WARRANTY DEED

Karen Johnson Davidson County
Batch# 768713 DEEDWARR
12/07/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211207-0161744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-19-23
(AFFIX SEAL)

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210814-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Reitz and Jalisa Reitz	Michael Reitz and Jalisa Reitz	106-13-0-133.00
(NAME) 2109B Sadler Ave	(NAME) 2109B Sadler Ave	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,I, TERESA BATES, AN UMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL REITZ AND JALISA REITZ, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 70 on the Plan of Sadler Place Subdivision of record in Plat Book 332, Page 31, 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 Teresa Bates, by Warranty Deed in an instrument dated August 14, 2002, and recorded August 19, 2002, in Instrument Number 20020819-0099830, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2109B Sadler Ave, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 2nd day of December, 2021

Teresa Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2021, before me personally appeared Teresa Bates, an umarried woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 2nd day of December, 2021.

Commission Expires: _____

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12/2/21.

Affiant Signature

12/2/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of December, 2021.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON