This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15067-TC

Karen Johnson Davidson County
Batch# 773590 DEEDWARR
12/14/2021 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20211214-0165295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 10th day of December, 2021.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Wallace Powers and Brienne Reynolds 1004 Caldwell Lane Nashville, TN 37204	BankSouth Mortgage Company, LLC 3290 Northside Parkway Northwest Suite 600 Atlanta, GA 30327	118 13 0 057.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Erin Reynolds, an unmarried woman and Phillip Reynolds, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Wallace Powers and Brienne Reynolds, husband and wife**, 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. 75 on the Plan of Section One - Oriental Golf Club Subdivision of record in Plat Book 1424, Page 10, 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 Erin Reynolds and Phillip Reynolds by Quitclaim Deed from Erin Reynolds of record in Instrument No. 20180207-0012460, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018 and recorded on February 7, 2018.

Being the same property conveyed to Erin Reynolds by Warranty Deed from Alexandra Shelton Holly, as Trustee of the Paul C. Holly Revocable Living Trust of record in Instrument No. 20140604-0048189, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 4, 2014.

Erin Reynolds and Phillip Reynolds have divorced pursuant to the final decree of divorce in the Circuit Court, Hamilton County, Tennessee, Case No. 21 D 1167.

This is improved property located at: **1004 Caldwell Lane, Nashville, TN 37204.**

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 9 day of December, 2021.

GRANTOR:

Erin Reynolds

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Reynolds, the within named bargainor, 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 9 day of December, 2021.

Notary Public
My Commission expires: 7/30/2025

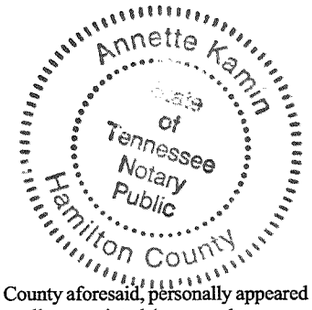
JOANNA ELMER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

202112140165295

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of December, 2021.

GRANTOR:

Phillip Reynolds



STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phillip Reynolds, the within named bargainor, 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 10 day of December, 2021.

Notary Public
My Commission expires: 9-24-2023

202112140165295

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian 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 December 10, 2021

Affiant Signature

Date: 12/10/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 10, 2021

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

