Karen Johnson Davidson County
Batch# 774114 DEEDWARR
12/15/2021 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211215-0165610

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2021-2056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($375,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, A MARRIED PERSON ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto MICHELLE A. HOLLAND, TRUSTEE OF MICHELLE A. HOLLAND REVOCABLE LIVING TRUST DATED MARCH 25, 2021, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Being Unit No. 113, together with Garage Unit No. A-4, together with appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to W. Casey Reed by deed from SC Ventures Partnership, a Tennessee general partnership, dated May 1, 2006, and of record in Instrument No. 20060509-0054309, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Walker Casey Reed by deed from Stephanie Marie Mouton Reed dated July 15, 2011, and of record in Instrument No. 20111109-0087773, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-00017074, and amended in Instrument No. 20050404-0036415 and 20050512-0053861, all in the Register's Office of Davidson County, Tennessee.

2. Grant of Easement in favor of Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075711, in the Register's Office of Davidson County, Tennessee.

3. Right of entry agreement in Book 9921, Page 620, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, except as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor further certifies that the property being conveyed herein is investment property, and warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 8th day of December, 2021.

W. Casey Reed
WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, 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's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 8th day of December, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Casey Reed
AFFIANT

Sworn to and subscribed before me this 8th day of December, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 117 113.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
Michelle A. Holland, Trustee of MICHELLE A. HOLLAND REVOCABLE LIVING TRUST dated March 25, 2021
106 Lake Breeze Drive
Jackson, TN 38305

Tennessee Certification of Electronic Document

I, Chasity Petty, do hereby make oath that I am a licensed attorney and/or 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 12-8-2021 (date of document).

Chasity Petty
Affiant Signature

12-8-2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2021.

Ericka G Waters
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

ERICKA GANNON WATERS
NOTARY PUBLIC
Sumner County, State of Tennessee
My Commission Expires 3/1/2025