(3)

When recorded, return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle
Ste. 150
Brentwood, TN 37027
File Number: _____

Karen Johnson Davidson County
Batch# 778445 **DEEDWARR**
12/22/2021 11:26:03 AM 2 pgs
Fees: $13.00 Taxes: $4,961.70

20211222-0169150

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14940-RL-s

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$1,341,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2021.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blake Carter 5680 Cloverland Drive Brentwood, TN 37027	Blake Carter 5680 Cloverland Drive Brentwood, TN 37027	171 00 0 067.00 & 171 00 0 162.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Paul Leonard Reiter and Brenda Carol Martin, Trustees of The Reiter/Martin Family Revocable Trust dated August 5, 2009, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Blake A. Carter, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 14 on the Plan of Brentwood Gardens, as shown on Plat of record in Plat Book 8250, Page 197, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul L. Reiter and Brenda C. Martin, Trustees of the Reiter Martin Family Trust dated 08/09/2009 by Warranty Deed from Richard R. Croteau and wife, Ramona Croteau, of record in Instrument No. 20121002-0089517, in the Register's Office of Davidson County, Tennessee, dated September 28, 2012 and recorded on October 02, 2012.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 14 on the Plan of Brentwood Gardens as of record in Plat Book 8250, Page 197, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Leonard Reiter and Brenda Carol Martin, Trustees of the Reiter/Martin Family Revocable Trust, u/a/d August, 2009, by Quitclaim Deed from Paul L. Reiter and wife, Brenda C. Martin, of record in Instrument No. 20121115-0105275, in the Register's Office of Davidson County, Tennessee, dated November 02, 2012 and recorded on November 15, 2012; and further being the same property conveyed to Paul L. Reiter and wife, Brenda C. Martin, by Warranty Deed from Richard R. Croteau and wife, Ramona Croteau, of record in Instrument No. 20121008-0092130, in the Register's Office of Davidson County, Tennessee, dated September 28, 2012 and recorded on October 08, 2012.

This is improved property located at: **5672 & 5680 Cloverland Drive, Brentwood, TN 37027**.

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 prorated share thereof to the Grantors 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 15th day of December, 2021.

GRANTOR:

The Reiter/Martin Family Revocable Trust dated August 5, 2009

By: _____ trustee
Paul Leonard Reiter, Trustee

By: _____ Trustee
Brenda Carol Martin, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Leonard Reiter and Brenda Carol Martin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Reiter/Martin Family Revocable Trust dated August 5, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 15th day of December, 2021.

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

_____
Notary Public
My Commission expires: _____