Karen Johnson Davidson County
Batch# 812614 DEEDWARR
02/28/2022 02:50:04 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20220228-0022584

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-548

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of February, 2022

Notary Public

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-07-2024

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathryn Hays Sasser 2937 Primrose Circle Nashville, TN 37212	Pinnacle Bank 150 3rd Ave. S #1000 Nashville, TN 37201	117-04-0X-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Zachary Reynolds, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Hays Sasser

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 Unit A a/k/a 2937A, as shown on Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for Primrose Townhomes of record in Instrument No. 20150123-0006750, amended in Instrument No. 20160107-0001627, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Reynolds by Warranty Deed from Cherie Peterson, Trustee of the Cherie Peterson 2013 Living Trust dated November 26, 2013 and amended on June 5, 2018, dated June 20, 2018 and recorded on July 2, 2018, of record in Instrument No. 20180702-0063693, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 4, 2018, recorded on September 10, 2018, of record in Instrument No. 20180910-0089391, said Register's Office, subject property was conveyed to Zachary Reynolds.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record shown as Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for Primrose Townhomes of record in Instrument No. 20150123-0006750. amended in Instrument No. 20160107-0001627, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150123-0006750, amended in Instrument No. 20160107-0001627, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement Agreement for fence encroachment of record in Instrument No. 20100811-0063419, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 2937 Primrose Circle, Nashville, TN 37212

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 so 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.

Dated this the 25th day of February, 2022.

Zachary Reynolds

STATE OF CALIFORNIA
COUNTY OF _____

On this day of February, 2022, before me personally appeared Zachary Reynolds, 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, at office, this _____ day of February, 2022.

SEE CA ACK

_____
Notary Signature
My commission expires:

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 23RD day of FEB, 2022,

by ZACHERY REYNOLDS

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Notary Signature)

JACK M. PULLMAN
Notary Public - California
Los Angeles County
Commission # 2300268
My Comm. Expires Aug 4, 2023

(Official Notary Seal)

Title or Type of Document: WARRANTY DEED