WARRANTY DEED

Karen Johnson Davidson County
Batch# 820327 DEEDWARR
03/11/2022 11:35:10 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20220311-0028682

DM-SH-22-6440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Francis DiPrima and Jennifer Nichole Flores	Daniel Francis DiPrima and Jennifer Nichole Flores	
(NAME) **6440 Fleetwood Dr.**	(NAME) 13625 Erwin Street	**102 08 0 104.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Valley Glen, CA 91401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM REYNOLDS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL FRANCIS DIPRIMA AND JENNIFER NICHOLE FLORES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 301, Horton Heights, Section H, as shown on plat of record in Plat Book 3600, Page 100, 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 William Reynolds, unmarried, by Warranty Deed from John J. Joyce, unmarried, of record in Instrument No. 20130820-0087865, in the Register's Office in Davidson County, Tennessee, dated August 16, 2013 and recorded on August 20, 2013.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horton Heights, Section H, as recorded in Plat Book 3600, Page(s) 100; .
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3868, Page 740.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6440 Fleetwood Dr., Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 9TH DAY OF MARCH, 2022.

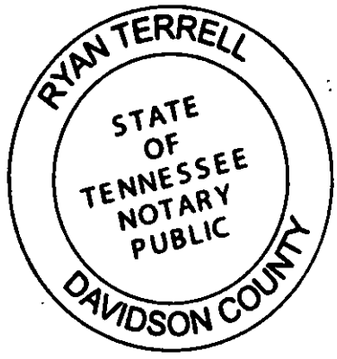
William Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2022.

Notary Public
My Commission Expires: 5-7-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212