Karen Johnson Davidson County
Batch# 826537 DEEDWARR
03/22/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220322-0032984

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62435
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Lukas Laws Jennifer Clancy Laws 1252 Brentwood Highlands Drive Nashville, TN 37211	Synovus Bank 800 Shades Creek Parkway Birmingham, AL 35209

TAX MAP PARCEL NUMBERS: 172040A06100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$545,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George R. Reynolds and Betty Reynolds, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **James Lukas Laws and Jennifer Clancy Laws, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Highlands of Brentwood Phase Two, (formerly Brentwood Highlands), of record in Inst. No. 200002090013331, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to George R. Reynolds and Betty Reynolds, husband and wife, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated July 30, 2001 and recorded on August 6, 2001, of record in Inst. No. 20010806-0084080, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 200002090013331, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815, Book 11629, page 906, Inst. No. 20021121-0144877, Inst. No. 20020722-0087704, Inst. No. 20150414-0032628, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants of record in Book 11189, page 612, said Register's Office; Charter of Highlands of Brentwood Homeowners Association of record in Book 11595, page 872, said Register's Office; Easement to BellSouth Telecommunications, Inc., of record in Book 11608, page 467, said Register's Office.

This is improved property, known as 1252 Brentwood Highlands Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2022.

George R. Reynolds **Betty Reynolds**

State of Tennessee

County of Davidson

On this 14th day of March, 2022, before me the undersigned authority, personally appeared George R. Reynolds and Betty Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Sworn and subscribed before me this 14th day of March, 2022.

Notary

My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 March 14, 2022.

Affiant Signature

Date: 3/14/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 14, 2022.

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM