Karen Johnson Davidson County
Batch# 835603 DEEDWARR
04/06/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220406-0039855

THIS INSTRUMENT WAS PREPARED BY	STATE OF TN COUNTY OF RUTHERFORD
Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203. P22-4437-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$390,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022. Notary Public MY COMMISSION EXPIRES: 1-19-25 (AFFIX SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
MB Homes, LLC. 1132 Duncanwood Dr Nashville, TN 37204	New Owner	MAP & PARCEL 142-09-0E -010.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JUDY G. REYNOLDS, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MB HOMES, LLC., a Tennessee Limited Liability Company**

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 and being all of Unit No. 1210, together with the Carport designated No. 1210-C, Section Seven, Phase One, RIVER PLANTATION, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Section Seven, Phase One, RIVER PLANTATION, Condominium Apartments, as appearing of record in Book 5200, Page 705 & 706, as corrected in Book 6392, Page 321, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description thereof. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed in Book 6226, Page 9 and By-Laws of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, in the Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part thereof the same as though copied herein. Recorded herewith is a Certified Copy of the Final Decree of Divorce of record in Instrument No. 20220330-0036743, in the Register's Office for Davidson County, Tennessee, in theaction styled John Offutt vs. Judy Garland Offutt, found in Docket No. 02D-1787, in the Second Circuit Court for Davidson County, Tennessee, at Nashville. Said Final Decree of Divorce divested John Offutt, the former spouse of Judy G. Offutt n/k/a Judy G. Reynolds, of any marital interest in the hereindescribed real property and reinvested said interest in Judy G. Offutt n/k/a Judy G. Reynolds. Being the same property conveyed to Judy G. Reynolds, f/k/a Judy G. Offutt by QuitClaim Deed from Judy G. Offutt dated 4/22/2004 and filed for record in Instrument No. 20040618-0072413, in the Register's Office for Davidson

County, Tennessee.

Being the same property reinvested to Judy G. Offutt (now known as Judy G. Reynolds), divested by Final Decree of Divorce from John Offutt dated 7/25/2002 and filed for record in Docket No. 02D-1787, in the Second Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Judy G. Offutt by Deed from Dolores D. Barber, a single person dated 7/15/2002 and filed for record in Instrument No. 20020722-0087823, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MB Homes, LLC, a Tennessee limited liability company by Warranty Deed from Judy G. Reynolds dated _____ and appearing of record in Record Book _____, page _____ in the Register's Office for Davidson County, Tennessee.

This is UNIMPROVED ✠ IMPROVED property known as: **1210 General George Patton Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do 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.

Witness my/our hand(s) this the 24 day of March, 2022.

Judy G. Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy G. Reynolds**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of March, 2022.

My Commission Expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

1, KIMBERLY MINTER, 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 July 1, 2021. Document Dated MARCH 24, 2022.

Kimberly Minter

Affiant Signature

Dated 3/24/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 24TH day of MARCH, 2022

Teresa Taylor

Notary Signature

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-17-23

Notary's Seal (if on paper)