Karen Johnson Davidson County
Batch# 838334 DEEDWARR
04/12/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20220412-0042131

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $392,000.00. Affiant Subscribed and sworn to before me, this ~~31st~~ 5th day of ~~March~~ April, 2022. Notary Public My commission expires: 03/01/2025
(Notary Stamp)	JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cauldon Feldhaus and Emilee Flispart	**Colten Mortgage, LLC**	**173-09-0A-750.00-CO**
3132 Fyffe Lane	**6021 S Syracuse Way, Ste. 104**	
Nashville, TN 37211	**Greenwood, CO 80111**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew Reviere and Laura Reviere, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emilee McLain Flispart and Cauldon Robert Feldhaus, wife and husband

(hereinafter called the "Grantee"), his 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. 633 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Baldwin, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20091202-0110436 Register's Office for Davidson County, Tennessee, dated December 01, 2009 and recorded on December 02, 2009.

Being the same property conveyed to Matthew Reviere and Laura Reviere, husband and wife by Quit Claim deed from Laura Reviere, f/k/a Laura Baldwin, a married woman, herein jointed by her spouse, Matthew Reviere of record in Instrument No. 20121219-0116750 Register's Office for Davidson County, Tennessee, dated December 07, 2012 and recorded on December 19, 2012.

This is improved property known as **3132 Fyffe Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2022.

Matthew Reviere by Laura Reviere, His Attorney-in-Fact

Matthew Reviere by Laura Reviere, His Attorney-In-Fact

Laura Reviere

Laura Reviere

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, Laura Reviere, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2022.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Laura Reviere, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Matthew Reviere for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Matthew Reviere, and is authorized by Matthew Reviere to execute this instrument on his behalf.

Witness my hand and official seal this 31st day of March, 2022.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 22-000749-526

Certificate of Authenticity

I, Mary B. Leedom, 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 3/31/22.

Date

Affiant Signature

3/31/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023