Name and Address of New Owner:
Alexis Nicole Reid
6113 Baypointe Drive
Nashville, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 098050B01600CO

Karen Johnson Davidson County
Batch# 841448 DEEDWARR
04/19/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220419-0044523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carla Viehmann, Trustee of The Claudia R. Viehmann Irrevocable Trust dated January 14, 2004**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexis Nicole Reid, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot No. 16 on the Plan of First Revision, Final Plat, Baypointe Subdivision, Phase 1, of record in Instrument Number 200006210061773, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Claudia R. Viehmann Revocable Living Trust, through Claudia R. Viehmann, Trustee by Quitclaim Deed from Claudia R. Viehmann dated January 14th 2004 and recorded January 26th 2004 of record in Instrument No. 20040126-0009794 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Claudia R. Viehmann by Warranty Deed from Debra K. Marshall, unmarried dated November 14th 2002 and recorded November 15th 2002 of record in Instrument No. 20021115-0142099 said Register's Office. Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6113 Baypointe Drive, Nashville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2022.

The Claudia R. Viehmann Irrevocable Trust dated January 14, 2004

By: _____, Trustee (SEAL)
Carla Viehmann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2022, before me personally appeared Carla Viehmann, Trustee of The Claudia R. Viehmann Irrevocable Trust dated January 14, 2004, 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 8th day of April, 2022.

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of April, 2022.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Signature
My commission expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/8/22 (date of document).

Frank Roberts

4/8/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of April, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

