35823-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 849981 DEEDWARR
05/03/2022 11:00:05 AM 3 pgs
Fees: $18.00 Taxes: $1,483.70

20220503-0051204

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is .$401,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public

My commission expires: 9-8-2025

(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry Douglas Reynolds Debra F. Reynolds	Jerry & Debra Reynolds	Map 117-11-0-J Parcel 328.00co
2025 Woodmont Blvd. #328	2025 Woodmont Blvd #328	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Baker, married, and Joseph C. Hegarty, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Douglas Reynolds and Debra F. Reynolds, husband and wife

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 being Unit No. 328 of The Hillmont Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, and as amended by First Amendment to the Master Deed of record in Instrument No. 20050404-0036415 and Second Amendment of record in Instrument No. 20050512-0053861, including without limitation the By-Laws as set out on Exhibit "B" appended to the said Master Deed, together with the undivided-percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the Plan of The Hillmont Condominiums as set out on Exhibit "C" and appended to the said Master Deed for The Hillmont Condominiums and Exhibit "A" appended to the said First Amendment to Master Deed for The Hillmont Condominiums, for a more complete identification and description of said Units.

Being the same property conveyed to Mark Baker, a married man, and Joseph C. Hegarty, a married man, as tenants in common, by Deed dated June 27, 2019 from Aya Fukuda, married, and Aisaku Fukuda and Kiyomi Fukuda, husband and wife, of record in Instrument No. 20190702-0064264, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Master Deed in Instrument No. 20040209-0015685, Re-Recorded in Instrument No. 20040212-0017074 and Exhibit "A" to the First Amendment in Instrument No. 20050404-0036415, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, Re-Recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and By-Laws of The Hillmont Homeowners' Association, Inc. appended thereto in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee. 3) Right of Entry Agreement of record in Book 9921, Page 621, said Register's Office. 4) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **2025 Woodmont Blvd. #328, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 29th day of April, 2022.

Mark Baker

Joseph C. Hegarty

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Mark Baker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state), this **29th** day of **April, 2022.**

Notary Public

My Commission Expires:_____

STATE OF Georgia)
COUNTY OF Toombs)

Personally appeared before me, a Notary Public of said County and State, **Joseph C. Hegarty,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Vidalia (city), Georgia (state), this 29th day of **April,** 2022.

Christy M Sharpe

Notary Public

My Commission Expires: 9-27-25

CHRISTY M SHARPE NOTARY PUBLIC Comm. Exp. 09/27/25 TOOMBS COUNTY, GA

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 29th day of April, 2022.

Mark Baker

Joseph C. Hegarty

STATE OF Montana)
COUNTY OF Lewis & Clark)

Personally appeared before me, a Notary Public of said County and State, **Mark Baker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Helena (city), Montana (state), this 26th ~~29th~~ day ~~of~~ April, 2022.

Gayle G. Astore
Notary Public

My Commission Expires: 02/15/2025

GAYLE G. ASTORE
NOTARY PUBLIC for the
State of Montana
Residing at Helena, Montana
My Commission Expires
February 15, 2025

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Joseph C. Hegarty,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state), this 29th day of April, 2022.

Notary Public

My Commission Expires: _____