This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0131

Karen Johnson Davidson County
Batch# 854002 DEEDWARR
05/12/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20220512-0054434

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $770,000.00

Sworn to and subscribed before me this 3 day of May, 2022.

Affiant

Notary Public
My Commission Expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Hyde Construction Group, LLC	New Owner	117-15-0-103.00
110 30th Ave S		
Nashville, TN 37212		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard M. Reitmaier and Alice M. Reitmaier, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hyde Construction Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, its successors and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Plat of Section 1, Green Hills Subdivision of record in Plat Book 547, Page 128, 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 Richard M. Reitmaier and Alice M. Reitmaier, husband and wife by Warranty deed from Elisabeth Kathryn Small, unmarried of record in Instrument No. 20150701-0063834 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015.

This is improved property known as **1610 S. Observatory Drives, Nashville, TN 37215.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 3 day of May, 2022.

Richard M. Reitmaier

Alice M. Reitmaier

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard M. Reitmaier and Alice M. Reitmaier, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of May, 2022.

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.3.22.

Affiant Signature

5.3.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of May, 2022

Notary Signature

My Commission Expires: 1/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON