Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1253

Karen Johnson Davidson County
Batch# 879342 DEEDWARR
06/28/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220628-0074145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd R. Kelley, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Oliver W. Eisenbeis and Jenna S. Herrig,*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Unit No. 24, Building No. 5, on the Plan of Section 5, Phase 1A, Eagle Ridge at the Reserve 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 and By-Laws, of record in Instrument No. 20011011-0110875, as corrected by Scriveners Affidavit of record in Instrument No. 20051129-0143344, as Supplemented and Amended by Supplement and Amendment No. 3 to the Master Deed, of recorded in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Todd R. Kelley by Warranty deed from Matthew Ray Gardener, married of record in Instrument No. 20150331-0027756 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 31, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 320 Old Hickory Blvd #509, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Oliver W. Eisenbeis
320 Old Hickory Blvd #509
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Same

TAX MAP-PARCEL #:
128-12-0-A-024.00

WITNESS THE EXECUTION HEREOF this 21 day of June, 2022.

Todd R. Kelley

State of Tennessee)
County of Davidson)

On this 21 day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Todd R. Kelley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of June, 2022.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 24, 2022.

J. Carlton Drumwright

June 24, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 24, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY