Name and Address of New Owner:
Sylvia Alexander
4741 Cape Hope Pass
Hermitage, TN 37076
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 889458 DEEDWARR
07/15/2022 10:48:44 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20220715-0081408

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 098-13-0A-011.00-CO

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, **Daniel Reeder, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sylvia Alexander, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase One, Section Two, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 431, 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 Joshua Rogers, unmarried, by Warranty Deed from Douglas E. Kellett, unmarried, of record in Instrument No. 20030924-0141353, Register's Office for Davidson County, Tennessee, dated September 15, 2003 and recorded on September 24, 2003. (Value of consideration shown in aforementioned deed $183,900.00.) The said Joshua Rogers having since married.

Being the same property conveyed to Daniel Reeder, a married man, by Warranty Deed from Joshua Rogers and Stacy Elizabeth Rogers, husband and wife, of record in Instrument No. 20220602-0063770, Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 02, 2022. (Value of consideration in aforementioned deed $375,000.00.)

This is property also known as: 4741 Cape Hope Pass, Hermitage, TN 37076

This is NOT the principal property of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 13th day of July, 2022.

(SEAL)
Daniel Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Reeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of July, 2022.

Notary Public
My commission expires: 9-16-23

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GNT-22-2281