Karen Johnson Davidson County
Batch# 893067 DEEDWARR
07/25/2022 10:06:45 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20220725-0084532

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF July, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 135
James J. Reese Jr **844 Marymont Dr** **Nashville, TN 37221**	**SAME AS OWNER**	GROUP 06 0A PARCEL 013.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jarvis L. Tinch, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James J. Reese, Jr.

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:

BEING Lot no. 13, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295-296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jarvis L. Tinch and wife, Linda L. Tinch, by Warranty Deed from Frank Batson Quality Homes, Inc., dated November 4, 1999 and filed of record November 5, 1999 in Book 11733, Page 637, Register's Office for Davidson County, Tennessee. Linda L. Tinch having predeceased her husband on July 10, 2019, leaving him sole owner by operation of law.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2149 Forge Ridge Circle, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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, their heirs and assigns, forever; and we do covenant with 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 hand and official seal at office this 13th day of July, 2022.

Jarvis L. Tinch

STATE OF GA

COUNTY OF Lamar

Personally appeared before me, Jarvis L. Tinch, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2022.

NOTARY PUBLIC

My Commission Expires:

TAUSHA GROSE
MY COMMISSION EXPIRES
FEBRUARY
23
2026
LAMAR COUNTY, GA
NOTARY PUBLIC

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027