BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 901367 DEEDWARR
08/10/2022 09:40:25 AM 2 pgs
Fees: $13.00 Taxes: $4,773.00

20220810-0090842

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220600193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Bars **1900 Church St. #402** **Nashville, TN 37203**	**SAME**	**044-11-0-185.00**

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,

James C. Reedy and wife, Marlene R. Reedy

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

Alex Bars, unmarried man

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 Lot No. 9 on the Plan of the Revision of part of River Vista Subdivision, as of record in Book 2330, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to James C. Reedy and wife, Marlene R. Reedy, by Warranty Deed from Ronald L. Simon, dated 5/31/1996 and recorded 6/3/1996 in Book 10069, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **9 Jones Circle, Old Hickory, TN 37138**
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 our hands this 9th day of August, 2022.

James C. Reedy
James C. Reedy

Marlene R. Reedy
Marlene R. Reedy by James C. Reedy, Attorney in Fact
by James C. Reedy
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Reedy the bargainor(s) with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 9th day of August, 2022.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of August, 2022, before me personally appeared James C. Reedy to me known to be the person who executed the foregoing instrument in behalf of Marlene R. Reedy as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Marlene R. Reedy.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of August, 2022.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025