Karen Johnson Davidson County
Batch# 922801 DEEDWARR
09/28/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20220928-0107254

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 424,900.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2022. Notary Public COMMISSION EXPIRES: 5.14.25 (Affix Seal)	(BLANK FOR REGISTER'SOFFICE ENDORSEMENT) CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gabino Ochoa Gutierrez and Dolce Maria Flores Rodriguez	First Community Mortgage	119-12-0-097
(NAME)	(NAME)	
729 Drummond Drive	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ryan Nichols Reynolds and Rebecca Anne Reynolds, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabino Ochoa Gutierrez and Dulce Maria Flores Rodriguez, as Joint Tenants with Rights of Survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Two, Battlewood of record in Plat Book 1835, Page 95, 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 Ryan Nichols Reynolds, an unmarried man and Rebecca Kasl, an unmarried woman, their successors and assigns in Warranty Deed from Justin Schipper and wife, Melissa Schipper, husband and wife dated 01/21/2016 and recorded 01/26/2016 as Instrument Number 201601260007227, in the Register's Office for Davidson County, Tennessee. The said Rebecca Kasl is now married to Ryan Nichols Reynolds and is now known as Rebecca Anne Reynolds.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Ryan Nichols Reynolds and Rebecca Anne Reynolds pursuant to the Power of Attorney recorded in Instrument No. _____202209280107253_____ Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 729 Drummond Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

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, successors 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, successors 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 27th day of September, 2022.

Ryan Nichols Reynolds
By: _____, Attorney in Fact
Ryan Nichols Reynolds
By: Coleman R. Dixon, Attorney in Fact

Rebecca Anne Reynolds
By: _____, Attorney in Fact
Rebecca Anne Reynolds
By: Coleman R. Dixon, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon, who upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Ryan Nichols Reynolds, being authorized to act on behalf of said person, he executed the foregoing instrument as his free act and for the purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2022.

_____

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon, who upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Rebecca Anne Reynolds, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2022.

_____

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 27, 2022.

Affiant
Date: September 28, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY