Karen Johnson Davidson County
Batch# 941094 DEEDWARR
11/14/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,316.20
20221114-0121498

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $626,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2022.

Notary Public

My Commission Expires
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Andrew J. Reese and Susan G. Reese, Trustees of Reese Revocable Living Trust dated July 2, 2015	Legacy Home Loans dba SteadFast Mortgage	083-10-0-061.00
3516 Refuge Trail	1036 Stearman Dr, Ste 6	
Thompsons Station, TN 37179	White House, TN 37188	

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, WE,

Wanda Jewel Gant,unmarried and Patricia Lynn Clements, unmarried

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

Andrew J. Reese and Susan G. Reese, Trustees of The Reese Revocable Living Trust dated July 2, 2015

HEREINAFTER CALLED THE GRANTEE, ITS 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 Lots Nos. 164 and 165 on the Plan of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 164 and 165 front together 60 feet on the westerly side of Allen Street and run back between parallel line 128 feet to an alley, said Lot No. 164 running back along the northerly margin of Ordway Place.

BEING the same property conveyed to Teresa Elizabeth Stafford, a life estate, and a remainder interest to Wanda Jewel Gant and Patricia Lynn Clements, with a life estate also reserved in Jean Clair McEwen, by Quitclaim Deed from Jean Clair McEwen, dated 2/7/2007 and recorded 2/9/2007 in Instrument No. 20070209-0016817, Register's Office for Davidson County, Tennessee.

The said Teresa Elizabeth Stafford having since died on 10/23/2013 and Jean Clair McEwen having since died on 9/8/2021, extinguishing the life estates each retained in the subject property.

PRIOR CHAIN OF TITLE: BEING the same property previously conveyed to John A. McEwen and wife, Jean Clair McEwen by Warranty Deed from William C. Bell, Jr. and wife, Mildred Earline Courtney Bell, dated 10/20/1953 and recorded 10/21/1953 in Book 2201, Page 171, Register's Office for Davidson County, Tennessee.

The said John A. McEwen having since died, leaving Jean Clair McEwen as the surviving tenant.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 400 Lockland Drive, Nashville, TN 37206.

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, its heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, its 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/our hand(s) this 8th day of November, 2022.

Wanda Jewel Gant

Wanda Jewel Gant

Patricia Lynn Clements

Patricia Lynn Clements

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Jewel Gant and Patricia Lynn Clements with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 8th of November, 2022.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)

MELODY R. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 8th day of November, 2022.

Affiant Signature
Date 11/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

