Karen Johnson Davidson County
Batch# 941822 **DEEDWARR**
11/16/2022 10:50:47 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20221116-0121993

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 14 day of November, Scott Bannach Christa Bannach

Notary Public
My commission expires: 9/23/2024

KEITH D. MCDUFFIE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Reichert **Wade Reichert**	Primary Residential Mortgage, LLC	**063080P00200CO**
313 Capital St	1480 North 2200 West, MAC 1003	
Old Hickory, TN 37138	Salt Lake City, UT 84116	

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 ACKNOWLEDGE, WE,

Scott Bannach and Christa Bannach, husband and wife

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

Jennifer Reichert and Wade Reichert, wife and husband

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 Unit No. 313 of the 311-313 Capital Street, a horizontal property regime with private elements, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 311 – 313 Capital Street of record in Instrument No. 20200212. 0016157, as amended in Instrument No. 20200903-0100267, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 311 - 313 Capital Street, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20200212-0016157, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Scott Bannach and Christa Falte, by Warranty Deed from Capital Development Partners, LLC, a Tennessee limited liability company, dated October 5, 2020, of record in Instrument No. 20201110-0132069, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Christa Falte is now known as and is one and the same person as Christa Bannach.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 313 Capital St, 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 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 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.

_____ Date: 11/14/2022
Scott Bannach

Christa Bannach Date: 11/14/2022
Christa Bannach

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Scott Bannach and Christa Bannach, the within named Grantor(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, at office, this 14 day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY