Karen Johnson Davidson County
Batch# 950927 DEEDWARR
12/13/2022 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,751.95
20221213-0129310

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1981-KS

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$473,500.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 9TH DAY OF DECEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/6/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2250 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Emma Marie Pettyjohn and Jacob Earl Reinmiller 7398 Old Harding Pike Nashville, TN 37221	Same as Owner	142-10-0E-018.00 CO

For and in consideration of the sum of Four Hundred Seventy-Three Thousand Five Hundred And 0/100 ($473,500.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MARY E SIMPKINS AND JORGE EDWARDO SANDOVAL, WIFE AND HUSBAND

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

EMMA MARIE PETTYJOHN AND JACOB EARL REINMILLER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 18, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Mary E. Simpkins, an unmarried woman by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company dated December 22, 2017 and recorded on December 28, 2017, in Instrument No. 20171228-0131650, Register's Office for Davidson County, Tennessee.

Jorge Edwardo Sandoval joins in this conveyance for the express purpose of relinguishing all his right, title and interest to said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 7398 Old Harding Pike, Nashville, TN 37221.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MARY E SIMPKINS AND JORGE EDWARDO SANDOVAL, WIFE AND HUSBAND to EMMA MARIE PETTYJOHN AND JACOB EARL REINMILLER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY FOR THE TRANSFER OF PROPERTY LOCATED AT 7398 OLD HARDING PIKE, NASHVILLE, TN 37221.]

Witness our/my hand on the 9th day of December, 2022.

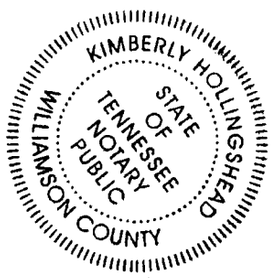
Mary E. Simpkins

Jorge Edwardo Sandoval

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary E. Simpkins and Jorge Edwardo Sandoval, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2022.



Notary Public
My Commission Expires: 2/12/23

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 12-9-2022

Kathy Smith
Affiant Signature

12-9-2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 9, 2022

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY