Karen Johnson Davidson County
Batch# 956112 DEEDWARR
12/29/2022 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20221229-0133599

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 27 day of December, 2022.

Notary Public
My commission expires:
11-17-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Reiten **Susan Renee Hutchenson**	**New Owner**	**136030A08700CO**
2946 Roundhill Rd		
Alamo, CA 94507		

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,

Brandon Adams, Trustee of The 3880 Priest Lake Apt 3 Trust

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

Mark Reiten and Susan Renee Hutcheson, husband and wife

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 Townhouse No. 3, Building 18, on the Plan of Priest Lake Park
Condominium Townhouses, Phase I, of record in Book 4460, Page 88, Register's Office for Davidson County,
Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 3880 Priest Lake Apt 3 Trust, by Warranty Deed from David Winfrey, dated November 4, 2022, of record in Instrument No. 20221107-0119529, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Anne Winfrey, unmarried, by Warranty Deed from Charles A Boot, III and wife, Frances C Boot, dated March 24, 1986, of record in Book 6815, Page 922, as re-recorded in Instrument No. 20030402-0043819, in the Register's Office for Davidson County, Tennessee. Mary Anne Winfrey died July 25, 2021. Mary Anne Winfrey died intestate July 25, 2021 leaving David Winfrey as her sole heir at law. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20221107-0119527 and Instrument No. 20221107-0119528, said Register's Office.

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 3880 Priest Lake Dr Apt 3, Nashville, TN 37217.

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: 12-27-22
The 3880 Priest Lake Dr Apt 3 Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 3880 Priest Lake Dr Apt 3 Trust and that he is authorized by The 3880 Priest Lake Dr Apt 3 Trust to execute this instrument on its behalf.

Witness my hand, at office, this 27 day of December, 2022.

Erin Dias
NOTARY PUBLIC

My Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Jeremy Fish, 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 12/27/22.

Date

Affiant Signature

12/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of December, 2022.

Erin Dias
Notary's Signature
My Commission Expires: 8-7-24

Notary's Seal (if on paper)

