Karen Johnson Davidson County
Batch# 961425 DEEDWARR
01/17/2023 10:42:11 AM 2 pgs
Fees: $13.00 Taxes: $6,382.50

20230117-0003548

WARRANTY DEE

ATE OF TENNESSEE
UNTY OF DAVIDSON
E ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS EATER, FOR THIS TRANSFER IS $1,725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2023

M. Catherine Clearwater
Notary Public

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. EY-22-3732

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Alexandra Reynolds and Jordan Kyle Reynolds, Trustees of The Reynolds Family Revocable Trust dated May 26, 2022	Same Owner	
(NAME)	(NAME)	083-09-0-480.00
110 Lindsley Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Ashley Horsley and Jordan Horsley, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Alexandra Reynolds and Jordan Kyle Reynolds, Trustees of The Reynolds Family Revocable Trust dated May 26, 2022**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 24 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 62.6 feet on the Westerly side of Helen Avenue and extends back 143 feet on the Northerly line and 180 feet on the Southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Ashley Horsley and Jordan Horsley, wife and husband, by Warranty Deed from Kiel G. Hunter, married, of record in Instrument No. 20201009-0117816 Register's Office for Davidson County, Tennessee, dated October 07, 2020 and recorded on October 09, 2020.

This is property more commonly known as 110 Lindsley Park Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 12 day of January, 2023.

Ashley Horsley

Jordan Horsley

STATE OF California
COUNTY OF Sacramento

On this 12th day of January, 2023, before me personally appeared **Ashley Horsley** and **Jordan Horsley**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2023.

Notary Signature
My commission expires: Sep. 3, 2024

HEATHER YODER
Comm. #2333167
Notary Public · California
Sacramento County
Comm. Expires Sep 3, 2024