Karen Johnson Davidson County
Batch# 964890 DEEDWARR
01/27/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,576.68
20230127-0006111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $696,400.00

Emma K Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF Sept., 20 22

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 5-24-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Martin and Roderick Kendrick	CapStar Bank	
(NAME)	(NAME)	
212 Aparna Ct.	2102 Richard Jones Rd. Ste. A300	94103600/700
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Nashville, TN 37215	
(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, **Charles H. Reid and Susan Hooks-Reid, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Martin, an unmarried woman and Roderick Kendrick, an unmarried man,** 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. 29 on the Plan of Revised Final Plat of Creek Trail Subdivision of record in Plat Book 7900, Page 261 and 262, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan A. Hooks-Reid, married by Warranty deed from Grant Smith and wife, Mary Ann Smith of record in Instrument No. 199912070300758 Register's Office for Davidson County, Tennessee, dated December 3, 1999 and recorded on December 7, 1999 and Re-recorded in Instrument No. 20040123-0009125 recorded on January 23, 2004. (Value of consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to Charles H. Reid and Susan Hooks-Reid, husband and wife by Quit Claim deed from Susan A. Hooks-Reid of record in Instrument No. 20140306-0019025 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 06, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 212 Aparna Ct Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 15th day of September, 2021.

Charles H. Reid

Susan Hooks-Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charles H. Reid and Susan Hooks-Reid**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2021.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Emma Howard **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/15/21 **(date of document).**

Emma Howard

Affiant Signature

Date: 9/15/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** September, 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM