Karen Johnson Davidson County
Batch# 974407 DEEDWARR
02/27/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230227-0013613

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-5607-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000.00. Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2023. Julie Bailey Notary Public MY COMMISSION EXPIRES: 9-2-2024 (AFFIX SEAL)

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Daniel Steele and Laura Rae Steele	New Owner	
2400 Porter Road		073-13-0O-002.00-CO
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, **Jordan Reynolds and Taylor Reynolds, Co-Trustees of the Reynolds Family Revocable Trust dated May 26, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Daniel Steele and Laura Rae Steele, 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 Unit B, 2400 Porter Avenue Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 2400 Porter Avenue Cottages of record in Instrument Number 20160726-0076797, and amended in Instrument Number 20180423-0038053, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Reynolds and Taylor Reynolds, joint tenants with right of survivorship, by Warranty Deed from John Terliizzi-Keefe, a single man, of record in Instrument No. 20181105-0109465, Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 05, 2018.

Being the same property conveyed to Jordan Reynolds and Taylor Reynolds, Co-Trustees of the Reynolds Family Revocable (Trust) dated May 26, 2022 by Quitclaim Deed from Taylor Reynolds and Jordan Reynolds, wife and husband, as tenants by the entirety, of record in Instrument No. 20220628-0074367, Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 28, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2400 Porter Road, Nashville, TN 37206**

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 our hands this the 15 day of Feb., 2023.

Jordan Reynolds and Taylor Reynolds, Co-Trustees of the Reynolds Family Revocable Trust dated May 26, 2022

BY: Co-Trustee
Jordan Reynolds, Co -Trustee

BY: Co-Trustee
Taylor Reynolds, Co -Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jordan Reynolds** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **Reynolds Family Revocable Trust dated May 26, 2022** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jordan Reynolds** as such **Co- Trustee**.

Witness my hand and official seal this the 15 day of Feb. 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Taylor Reynolds** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **Reynolds Family Revocable Trust dated May 26, 2022** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Taylor Reynolds** as such **Co- Trustee**.

Witness my hand and official seal this the 15 day of Feb. 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 27, 2023 (date of document).

Affiant Signature

February 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023