Karen Johnson Davidson County
Batch# 976943 DEEDWARR
03/03/2023 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20230303-0015474

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00 Affiant Subscribed and sworn to before me, this 3 day of March, 2023. Notary Public My Commission Expires: 5/9/26

WARRANTY DEED

Address New Owner: David Reynolds and Ann Harlan Reynolds 1746 Kingsbury Drive Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 158-08-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM BRANDON RAUCH AND JENNIFER KUNZEL RAUCH, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID REYNOLDS AND ANN HARLAN REYNOLDS, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 514 on the Plan of Hillsboro Park, Section 10 of record in Plat Book 2900, Page 73, in the Register's Office for Davidson County. Said Lot No. 514 fronts 204 feet on the northeasterly side of kingsbury drive and runs back 1156 feet on the southeasterly line and 1140 feet on the northwesterly line, to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to ADAM BRANDON RAUCH AND JENNIFER KUNZEL RAUCH, by deed from RE-EL TOPSOIL LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20140325-0024588, dated March 25th, 2014, said Register's Office.
Furthermore being the same property conveyed to ADAM BRANDON RAUCH AND JENNIFER KUNZEL RAUCH, by quitclaim deed from ROBERT M. ELKINS, JUANITA FAYE ELKINS, BARBARA E. REYNOLDS AND HAROLD W. REYNOLDS of record as Instrument No. 20140512-0040407, dated May 12th, 2014, said Register's Office.

This is improved property commonly known as: **1746 Kingsbury Drive Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2023.

ADAM BRANDON RAUCH

JENNIFER KUNZEL RAUCH

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADAM BRANDON RAUCH AND JENNIFER KUNZEL RAUCH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of March 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2026

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 March 3, 2023.

Signature
Date: March 3, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025