WARRANTY DEED

Karen Johnson Davidson County
Batch# 987479 DEEDWARR
04/03/2023 09 52 34 AM 3 pgs
Fees. $18.00 Taxes. $2,442 00
20230403-0023779

CHRISTINE N MAROON · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000 00

Amanda Brunner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES 10/26/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2023-GTE-79

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Daniel Norbert Valle and Annalise Claire Valle	New Owners	103 06 0 138 00
(NAME) 5529 Kendall Drive	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Wesley Reynolds and Ann Harlan Reynolds f/k/a Ann Corley Harlan, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Daniel Norbert Valle, a married man and Annalise Claire Valle, an unmarried woman** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto (the "**Property**"). to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Brookside Court, as shown by plat of record in Plat Book 1424, Page 145, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ann Corley Harlan, an unmarried woman and David Wesley Reynolds, an unmarried man, by Warranty Deed from Douglas B. Johnson and Sara F. Johnson, of record in Instrument No. 20170814-0083078, in the Register's Office of Davidson County, Tennessee, dated August 10, 2017 and recorded on August 14, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 5529 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

This instrument is executed on behalf of David Wesley Reynolds by virtue of a written Power of Attorney of record in Instrument No 20230403-0023778 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the effective as of March 30, 2023.

GRANTOR:

David Wesley Reynolds by Ann Harlan Reynolds, his Attorney-In-Fact
David Wesley Reynolds by Ann Harlan Reynolds, his Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ann Harlan Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for David Wesley Reynolds, the within named Grantor, and being duly authorized, executed the foregoing instrument on behalf of David Wesley Reynolds as his Attorney in Fact.

WITNESS my hand, at office, this 29 day of March, 2023.

HUNTER B THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

GRANTOR:

Ann Harlan Reynolds

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ann Harlan Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument in her individual capacity as Grantor.

WITNESS my hand, at office, this 29 day of March, 2023.

HUNTER B THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25