Karen Johnson Davidson County
Batch# 989044 DEEDWARR
04/05/2023 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230405-0024997

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

DAVID ALAN REICHSTEIN, as Trustee, Affiant

Subscribed and sworn to before me,
this 5th day of April, 2023.

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-05-2025

Notary Public
My Commission Expires: 6/5/2025

Address of New Owner:
David Alan Reichstein,
Trustee of the David Alan
Reichstein Living Trust u/a
dated April 5, 2023
1616 West End Avenue
Unit 1702
Nashville, TN 37203

Send Tax Bills to:
Legends Bank
310 N. First Street
Clarksville, TN 37040

Map-Parcel Number:
092-12-4A-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **DAVID REICHSTEIN,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **DAVID ALAN REICHSTEIN, as Trustee of the DAVID ALAN REICHSTEIN LIVING TRUST under agreement dated April 5, 2023**, its successors and assigns (the "Grantee"), my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee being Unit Number 1702 of the Residences of Broadwest, as established in Master Deed of record at Instrument Number 20201123-0137217, as amended at Instrument Number 20210817-0111256, in the Register's Office

of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Reichstein, by Warranty Deed dated December 6, 2021 and recorded as Instrument Number 20211213-0164491 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20211213-0164492, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated December 6, 2021 from David Reichstein to Legends Bank in the original principal amount of Seven Hundred Fifty Thousand ($750,000.00) Dollars.
2. All restrictions, easements, and planning documents of record.

The address of the herein described property is believed to be 1616 West End Avenue, Unit 1702, Nashville, Tennessee 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 5th day of April, 2023.

DAVID REICHSTEIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID REICHSTEIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 5th day of April, 2023.



Notary Public

My Commission Expires: 5/15/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 April 5, 2023

4/5/2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of April, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

