WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002064 DEEDWARR
05/11/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230511-0035191

DM-RE-23-1357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keyona Smalls	NEW OWNER	
(NAME)	(NAME)	**108 16 0 058.00**
1357 Timber Valley Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA REINHARDT, UNMARRIED, WHO ACQUIRED TITLE AS PATRICKA PICKENS ADLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEYONA SMALLS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 75-A on the Plan of Zone Lot Division Percy Priest Woods Lots 75 & 81 Section II, of record in Plat Book 5800, Page 259, as revised in Book 6250, Page 307, Register's Office for said County and State, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Patricka Pickens Adler, one and the same as Patricia Pickens Adler, by Quitclaim Deed from Richard Kyle Adler, of record in Instrument No. 20051229-0156224, in the Register's Office of Davidson County, Tennessee, dated May 05, 2005 and recorded on December 29, 2005. Patricka Pickens Adler, a/k/a Patricia Pickens Adler, and Richard Kyle Adler divorced. Subsequently, Patricia Pickens Adler is now known as Patricia Reinhardt.

Being the same property conveyed to Patricia Reinhardt, by Cash Deed For Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20000323-0029503, in the Register's Office of Davidson County, Tennessee, dated March 01, 2000 and recorded on March 23, 2000.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Subdivision plat of Section Two Percy Priest Woods, as recorded in Plat Book 5800, Page(s) 259; as Revised in Plat Book 6250, Page 307.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10420, Page 228; as amended in Book 11044, Page 988.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in 5984, Page 865; as amended in Book 6020, Page 270.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6093, Page 392; as amended in Book 6353, Page 307 and Book 6560, Page 667.
- Easement recorded in Book 6071, Page 491.
- Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1357 Timber Valley Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9 DAY OF MAY, 2023.

Patricia Reinhardt

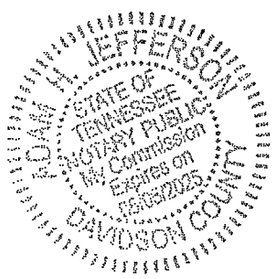
Patricia Reinhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA REINHARDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2023.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 May 9, 2023.

Affiant Signature

5/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026