Karen Johnson Davidson County
Batch# 1003623 DEEDWARR
05/16/2023 08:27:30 AM 6 pgs
Fees: $33.00 Taxes: $6,197.50
20230516-0036363

AFTER RECORDING RETURN TO:
Cynthia Young Reisz Revocable Trust
104 Ransom Ave
Nashville, TN 37205
File No. 114360090924 / 91191

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 104 10 0O 007.00

WARRANTY DEED effective 5-15-2023

THIS INDENTURE made and entered into on this 1st **day of** April, 2023, by and between **Clark Middleton and Jennifer Jin, husband and wife,** residing at 104 Ransom Avenue, Nashville, TN 37205, hereinafter referred to as Grantor(s) and

Cynthia Young Reisz Revocable Trust dated November 4, 2022, residing at

104 Ransom Ave, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of

One Million Six Hundred Seventy Five Thousand and no/100 Dollars ($1,675,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 104 Ransom Avenue, Nashville, TN 37205

Being the same property conveyed to Clark Middleton and Jennifer Jin, husband and wife from Ryan M. Cain, an unmarried man and Roy M. Cain, a married man in a Warranty Deed dated 06/03/2019 and recorded 06/10/2019 under Instrument Number 20190610-0055588 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Clark Middleton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Clark Middleton, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 1st day of April, 2023.

Notary Public

My Commission expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Jin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jennifer Jin, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 1st day of April, 2023.

Notary Public

My Commission expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Tori Faulkner

STATE OF Texas
COUNTY OF Collin

Sworn to before me this 12 day of May, 2023

NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026

Notary Public
My Commission Expires: May 12 2026

Name and address for person(s) responsible for taxes:

Cynthia Young Reisz Revocable Trust

104 Ransom Ave

Nashville, TN 37205

Name and address of property owner:

Cynthia Young Reisz Revocable Trust

104 Ransom Ave

Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Tori Faulkner, 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 4/1/2023 (date of document).

Tori Jayne Faulkner
Affiant Signature

5/12/2023
Date

STATE OF Texas
COUNTY OF Collin

Sworn to and subscribed before me this 12 **day of** May, **20** 23.

NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026

Nohely Orellana
Notary's Signature

My Commission Expires: May 12, 2026

NOTARY'S SEAL

EXHIBIT A
LEGAL DESCRIPTION

A 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. 7 on the Plan of Byron Close of record in Plat at Instrument No. 20131018-0108864, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID Number: 104 10 0O 007.00

Property Commonly Known As: 104 Ransom Avenue, Nashville, TN 37205