Karen Johnson Davidson County
Batch# 1010000 DEEDWARR
06/01/2023 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,504.90
20230601-0041487

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-23-4469

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaitlin Lorain Reynolds	NEW OWNER	
(NAME)	(NAME)	
2640 Pennington Avenue	2640 PENNINGTON AVENUE	072-11-3O-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **David Cronin and Mirlande Cronin, husband wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlin Lorain Reynolds, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2640, as established by Declaration of Protective Covenants, Conditions and Restrictions for 2638 Pennington Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170515-0048236 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Cronin and Mirlande Cronin, husband and wife by Warranty deed from Logan T. Peltier and Jamie S. Peltier, husband and wife of record in Instrument No. 20201102-0127690 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on November 2, 2020.

This is property more commonly known as 2640 Pennington Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 30th day of May, 2023.

David Cronin by MC Attorney-In-Fact

David Cronin by Mirlande Cronin,
Attorney-In-Fact

Mirlande Cronin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Mirlande Cronin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for David Cronin, and that this instrument was executed on behalf of the said David Cronin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202306010041486, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of May, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2023, before me personally appeared Mirlande Cronin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 30, 2023**.

Date

Affiant Signature

June 1, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **1** day of **June**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)