Karen Johnson Davidson County
Batch# 1021774 DEEDWARR
07/03/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20230703-0050425

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$190,000.00**

Subscribed and sworn tc before me this 28th day of June, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Matthew E. Reynolds **421 E. Bend Drive** **Nashville, TN 37209**	Same as New Owner	**091-13-0-236.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SANDRA L. REYNOLDS,** has this day bargained and sold, and does hereby transfer and convey unto the said **MATTHEW E. REYNOLDS, AN UNMARRIED MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block K on the Map of Crolywood Subdivision of record in Plat Book 1130, Page 65, 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 O.E. Jordan and wife, Nell M. Jordan by Warranty deed of record in Book 2864, page 569, Register's Office for Davidson County, Tennessee, dated January 30, 1959. Said O.E. Jordan died, leaving Nell M. Jordan as surviving tenant. Nell M. Jordan died on March 13, 1986.

Being the same property conveyed to C. Wayne Jordan by Quitclaim deed from Betty June Hall Jordan, Barbara Jean Jordan White and husband, Robert S. White of record in Book 7071, page 820, Register's Office for Davidson County, Tennessee, dated September 14, 1986 and recorded on December 17, 1986.

Said C. Wayne Jordan aka Charles Wayne Jordan died on November 30, 2010. Pursuant to the Last Will and Testament of Charles Wayne Jordan in The Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), Case No. 11P243, said property was devised to his niece, Sandra L. Reynolds.

This improved property known as: 421 E. Bend Drive, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 28th day of June, 2023.

Sandra L Reynolds

Sandra L. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell Freeman,** a Notary Public in and for said County and State, **Sandra L. Reynolds,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 28th day of June, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **6/28/2023** [DATE].

AFFIANT SIGNATURE

June 28, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **28th** day of **June**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

