This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1022638 DEEDWARR
07/05/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20230705-0051384

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $100,000.00

Affiant Signature

Subscribed and sworn to before me on this the ____ Day of June, 2023.

Notary Public

My Commission expires 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Brandon & Jennifer Reineke
1009 LAKESIDE CT
KINGSTON SPRINGS, TN 37082

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 08111005200

WARRANTY DEED

23NT00647

Effective the 30 Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RUBLE SANDERSON AND WIFE BRENDA SANDERSON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRANDON AND JENNIFER REINEKE, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain condominium unit in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Being Unit No. 74 in a Horizontal Property Regime as shown on the condominium site plan of Kingswood Condominiums, as of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and. requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingwood Condominiums of record in Plat Book 5200, page 520, and Master Deed of record in Book 6058, page 322; By-Laws in Book 6058, page 359; and Charter of record in Book 6092, page 579, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Ruble Sanderson and wife Brenda Sanderson by Warranty Deed from HBG Holdings, LLC dated 07/17/2019 recorded 07/19/2019 in as Document Number 20190719-0070826, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2929 Selena Dr Apt E74, Nashville, TN 37211-2533.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of June, 2023.

Ruble Sanderson

Brenda Sanderson

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ruble Sanderson and Brenda Sanderson**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the ___ day of June, 2023.

Notary Public

My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

202307050051384

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/30/23 (date of document).

Affiant Signature

7/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of July, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025