WARRANTY DEED

Karen Johnson Davidson County
Batch# 1041568 DEEDWARR
08/23/2023 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20230823-0065833

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cynthia Dunne	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	131-02-3H-002.00-CO
201 Pearl St (ADDRESS)	(ADDRESS)	
Franklin TN 37064 (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, **Kyle R. Reele and Brittany N. McDonald, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Dunne**, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit

Being Unit B of Homes at 1949 Kimbark Drive as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1949 Kimbark Drive, a Horizontal Property Regime with Private Elements of record in Instrument No 20191031-0112067, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kyle R. Reele and Brittany N. McDonald, husband and wife by Warranty Deed from Volunteer Builders, LLC of record in Instrument No. 20201124-0137972, Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 24, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1951 Kimbark Dr. Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of August, 2023.

Kyle R. Reele

Brittany N. McDonald

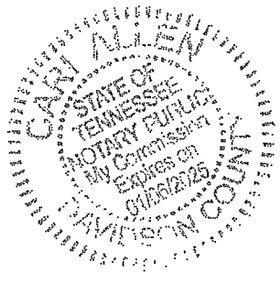
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kyle R. Reele and Brittany N. McDonald**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2023.

Notary Public

My Commission Expires: 1-6-25



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 8/22/23.

Affiant Signature

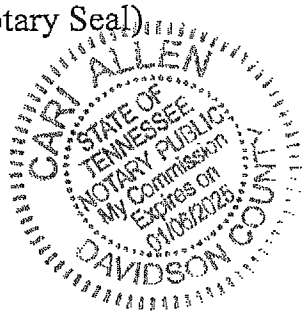
8/23/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of August, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25