Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $586,900.00

Affiant

Subscribed and sworn to before me this 23rd day of August, 2023.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1041912 DEEDWARR
08/23/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,171.53
20230823-0065978

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Katherine Wendel 917 Dauphine St. Nashville, TN 37221	Same	156-042.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Elijah S. Reynolds and Brenda Reynolds, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mary Katherine Wendel, unmarried,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 4 on the Plan of Harpeth Heights Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, dated July 16, 1936, as follows:

Beginning on the southeasterly margin of Highway 100 at the southwesterly corner of the property conveyed to Paul A. Justice and wife, of record in Book 5960, page 722, Register's Office for Davidson County, Tennessee, being the corners of Lots 3 and 4; thence with the center of same southwestwardly 156.4 feet to the corners of Lots number 4 and 5; thence with the line between said two lots, northwestwardly 670 feet to the southeasterly margin of said Highway 100; thence with the same northeastwardly 150 feet to the beginning, containing 2.23 acres, more or less.

Being the same property conveyed to Elijah S. Reynolds and wife, Brenda Reynolds by deed from Hagewood-Wilt Real Estate Partners, LLC of record in Instrument No. 20060718-0086431, Register's Office for Davidson County, Tennessee, and dated July 12, 2006.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. The amount and/or quantity of acreage is not insured

3. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20000815-0080780, Register's Office for Davidson County, Tennessee.

This property is improved property known as 7847 Highway 100, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of August, 2023.

Elijah S. Reynolds

Brenda Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of August, 2023, before me personally appeared Elijah S Reynolds and Brenda Reynolds, 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 23rd day of August, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 23rd day of August, 2023

Sheri Engel

Dated 8/23/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 23rd day of August, 2023

My commission expires: 2/1/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY