Prepared by
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745344

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,275,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2023

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch# 1048203 DEEDWARR
09/11/2023 10 53 08 AM 2 pgs
Fees $13 00 Taxes $8,417 50

20230911-0070989

WARRANTY DEED

Address New Owner.	Send Tax Bills To.	Tax Information.
Todd Charles Timmerman and Sheila Marie Timmerman 1416 Richland Woods Lane Brentwood TN 37027	New Owner	Tax Parcel ID No 159-06-0A-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy D. Reynolds, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Charles Timmerman and Sheila Marie Timmerman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Richland Woods Subdivision Cluster Lot Development, of record in Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TIMOTHY D REYNOLDS, by deed from G. NELSON CROW II, of record in Instrument No 200805020-0045218 , dated May 1, 2008 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 159-06-0A-005.00 CO

Matters shown on the Plan of record in Plat Book 4060, page 70 and Plat Book 4060, page 117, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20051128-01425 7 4, said Register's Office

Declaration of Protective Covenants , Conditions and Restrictions for Richland Woods contained in instrument of record in Instrument No. 20051215-0150673, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20050526-0059724, said Register's Office.

This is improved property located at 1416 Richland Woods Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2023

_____
Timothy D Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy D. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2023

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____