Karen Johnson Davidson County
Batch# 1048800 DEEDWARR
09/12/2023 10 24 59 AM 2 pgs
Fees $13 00 Taxes $2,090 50
20230912-0071487

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000 00 Affiant Subscribed and sworn to before me, this the 1st day of September, 2023 Notary Public My commission expires 11-3-25

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RW-23-413

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers
Jessica M. Risman Michael R Stevenson, Jr. Richard C Stevenson	Same as new owners	041-12-0-105 00
413 Kemper Drive North		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TYLER STEPHENS REESE AND KARA SALPETER REESE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA M. RISMAN, AN UNMARRIED WOMAN, MICHAEL R. STEVENSON, JR., AN UNMARRIED MAN AND RICHARD C. STEVENSON, A MARRIED MAN, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Kemper Heights, Section 5 of record in Plat Book 3106, Page 52, 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 Tyler Stephens Reese and Kara Salpeter Reese, husband and wife by Warranty deed from Jeffrey L. McKay, married of record in Instrument No. 20180222-0017065 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 22, 2018 and Scrivener's Affidavit recorded on March 03, 2021 record in Instrument No 20210303-0027234 and Scrivener's Affidavit recorded on March 16, 2021 record in Instrument No. 20210316-0034621.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 413 Kemper Drive North, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2023

Tyler Stephens Reese

Kara Salpeter Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Stephens Reese and Kara Salpeter Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2023.

Notary Public

My Commission Expires 3·3·25

