Karen Johnson Davidson County
Batch# 1055075 DEEDWARR
09/28/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230928-0076319

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 (1,650,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF SEPTEMBER, 2023.

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **John Robert Minihan and Emily Sue Minihan** (NAME) | **NEW OWNER** (NAME) | **115 11 0 056.00** |
| **6315 Brownlee Drive Nashville, TN 37205** (ADDRESS) | **6315 Brownlee Drive Nashville, TN 37205** (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of September, 2023, the undersigned, **NICHOLAS HENRY REASONER, TRUSTEE OF NICHOLAS REASONER TRUST DATED MARCH 30, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOHN MINIHAN AND EMILY SUE MINIHAN, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6315 BROWNLEE DRIVE, NASHVILLE, TN 37205** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section One, West Meade Estates, of record in Book 2663, Page 110, Register's Office for said county, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to Nicholas Reasoner Trust Dated March 30, 2022, by Quit Claim Deed from Nicholas Reasoner and Martha Reasoner, husband and wife, of record in Instrument No. 20220412-0042114, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022 and recorded on April 12, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

**IN WITNESS WHEREOF**, this instrument has been executed this 27th day of September, 2023.

GRANTOR: Nicholas Reasoner Trust Dated March 30, 2022
**By: Nicholas Henry Reasoner**
**Its: Trustee**

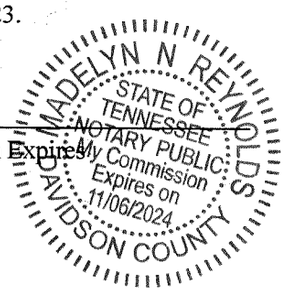
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nicholas Henry Reasoner** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **Nicholas Reasoner Trust Dated March 30, 2022** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 27th day of September, 2023.

Notary Public

My Commission Expires:



**True Copy Certification**

I, **Tonya Cherry,** 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 the 27th day of September, 2023.

Affiant Signature
Date 8-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024