Karen Johnson Davidson County
Batch# 1056201 DEEDWARR
10/02/2023 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20231002-0077251

WARRANTY DEED

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2023.

Eileen Smith
Notary Public

MY COMMISSION EXPIRES: 8/24/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-244M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Housing Quick Fix Associates, LLC	SAME	147-08-0122.00
(NAME)	(NAME)	
5180 Shelby Oaks Dr Ste B		
(ADDRESS)	(ADDRESS)	
Memphis TN 38134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PAUL REICHEL, WIDOWER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOUSING QUICK FIX ASSOCIATES, LLC A TENNESSEE LIMTED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 38 on the Plan of Cathey Heights, Section II, of record in Plat Book 2854, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Reichel and Laura reichel, by Special Warranty Deed from Indymac Federal bank, F.S.B. dated 08/26/2008 and recorded on 09/30/2008, of record in Instrument No. 20080930-0099030, Register's Office for Davidson County, Tennessee. The said Laura Reichel has since passed away on October 2, 2022.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinaces and health department regulations that may affect the premises.

unimproved ☐
This is improved ☒ property, known as 4880 Torbay Drive, Lot 38 Cathey Heights Subdivision, Nashville, TN 37211
(House No.) (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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of September 2023

Paul Reichel

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 29th day of September, 2023, before me personally appeared Paul Reichel, 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 (or person's) free act and deed.

Witness my hand and official seal on date first above written

Eileen Smith
Notary Public
My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Amy K Centry, 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 9-29-23 (date of document).

Affiant Signature

10-1-23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of October, 2023.

Eileen Smith
Notary's Signature

MY COMMISSION EXPIRES: 8/24/26

NOTARY'S SEAL

