Karen Johnson Davidson County
Batch# 1064541 DEEDWARR
10/24/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20231024-0083376

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen William Gossin and Michael J. Gossin, joint tenants with right of survivorship	BANK OF AMERICA c/o FIRST AMERICAN (NAME)	
1308 Riverwood Drive (ADDRESS)	4795 REGENT BLVD (ADDRESS)	061-12-0-218.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	IRVING, TX 75063 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alan K. Reith and Mary J. Reith, Husband and Wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen William Gossin and Michael J. Gossin, joint tenants with right of survivorship , hereinafter called the Grantees, their heirs and assigns, that 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. 40 on the Plan of Eastdale Place of record in Plat Book 547, Page (s) 29 and 30, 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 Richard L. Reith, an unmarried man, by Warranty Deed from Christopher Patrick Lowber and Hiromi Nishikawa Lowber, husband and wife, and Patricia Ann Lowber, unmarried, of record in Instrument No. 20040526-0061789, Register's Office for Davidson County, Tennessee, dated May 20, 2004 and recorded on May 26, 2004.

Richard Reith died, Intestate, unmarried, and without issue, on or about January 11, 2022, survived by his parents Alan K. Reith and Mary J. Reith as shown by Affidavit of Heirship of record in Instrument No. _202310240083375 Register's Office for Davidson County, Tennessee.

Alan Reith executes this instrument by and through Douglas Huff, Attorney in Fact pursuant to his Power of Attorney of record in Instrument No. 20230922-0074706, Register's Office for Davidson County, Tennessee. Alan Reith is the same person as Alan K. Reith.

Mary Reith executes this instrument by and through Douglas Huff, Attorney in Fact pursuant to her Power of Attorney of record in Instrument No. 20230922-0074707, Register's Office for Davidson County, Tennessee. Mary Reith is the same person as Mary J. Reith.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1308 Riverwood Drive, Nashville, TN 37216
(House Number) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7TH day of October, 2023.

WARRANTY DEED
(Continued)

Alan K Reith by DAH ATTORNEY IN FACT
Alan K. Reith by Douglas A. Huff, Attorney in Fact

Mary J Reith by DAH ATTORNEY IN FACT
Mary J. Reith by Douglas A. Huff, Attorney in Fact

STATE OF OHIO

COUNTY OF Belmont

Personally appeared before me, the undersigned Notary Public, the within named DOUGLAS A. HUFF, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the attorney-in-fact for both ALAN K. REITH and MARY J. REITH, the within named bargainors, and that he, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of both ALAN K. REITH and MARY J. REITH, by himself as attorney-in-fact and attesting the same by the said DOUGLAS A. HUFF as attorney-in-fact.

Witness my hand and seal on this the 7th day of October 2023.

Shawna Ortiz
Notary Public

My commission expires: 11-21-27 (SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

NOTARIAL SEAL
STATE OF OHIO

SHAWNA ORTIZ
Notary Public, State of Ohio
My Commission Expires:
November 21, 2027

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 7TH day of OCTOBER, 2023.

Date: 10-20-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 20TH day of OCTOBER, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY