Karen Johnson Davidson County
Batch# 1087749 DEEDWARR
01/02/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20240102-0000392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Y-P-23-2405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Workman	FirstBank	
(NAME)	(NAME)	073-09-0-021.00
2405 Cooper Lane	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN GREGORY REUTER AND MATTHEW T. REUTER, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN M. WORKMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 26 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, 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 Benjamin Gregory Lee, an unmarried man and Matthew T. Reuter, an unmarried man, as tenants in common with rights of survivorship by Quitclaim Deed from Benjamin Gregory Lee of record in Instrument No. 20200528-0055321 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on May 28, 2020. Benjamin Gregory Lee having since been married, now being known as Benjamin Gregory Reuter.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 2093, Page 231, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty Deed of record in Instrument No. 20191031-0112277, Registers Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2405 Cooper Lane, Nashville, Tennessee 37216.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27 DAY OF DECEMBER, 2023.

Benjamin Gregory Reuter

Matthew T. Reuter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN GREGORY REUTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW T. REUTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/27/23 (date of document)

Affiant Signature

12/2/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY