WARRANTY DEED

File #24011

RACHEL L. GIVENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/2027
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1094130 DEEDWARR
01/25/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20240125-0005193

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Paul Waterhouse, Jr. and Janice Vroman Waterhouse, Trustees	NEW OWNER	147-14-0-139.00
(NAME)	(NAME)	
689 Brewer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **reForm, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Paul Waterhouse, Jr. and Janice Vroman Waterhouse, Trustees of the Waterhouse Family Trust dated March 10, 2006,** HEREINAFTER CALLED THE GRANTEE, 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. 429 on the Plan of Candlestick Farms Subdivision, Section Four, as shown on plat of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 429 fronts 90.0 feet on the Westerly margin of Brewer Drive and extends back on the Northerly line 162.0 feet and on the Southerly line 155.0 feet to a line in the rear, which measures 78.4 feet thereon.

Being the same property conveyed to reForm, LLC, a Tennessee limited liability company by Warranty Deed from William H. Reeves and wife, Robbie N. Reeves of record in Instrument No. 20230918-0072915 Register's Office for Davidson County, Tennessee, dated September 14, 2023 and recorded on September 18, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 689 Brewer Drive, Nashville, TN 37211
(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 hand this 25th day of January, 2024.

reForm, LLC, a Tennessee limited liability company

BY: _____
Doris A. Vanhooser, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Doris A. Vanhooser, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member (or other officer authorized to execute the instrument) of reForm, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand, at office, this 25th day of January, 2024.

My commission expires: 7.20.24

_____
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-25-24.

Affiant Signature

1-25-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY