Karen Johnson Davidson County
Batch# 1096672 DEEDWARR
02/01/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20240201-0007054

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2024.

Notary Public
MY COMMISSION EXPIRES: 5-9-2026
File No. 23-20280

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samantha Maureen Steele Revocable Living Trust (NAME)	**New Owner** (NAME)	160-09-0-010
860 Lakemont Drive (STREET ADDRESS)		
Nashville, TN 37220 (CITY) (STATE) (ZIP)		

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Carlos Reyes, a married man, and Stephanie E. Reyes, an unmarried woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Maureen Steele, Trustee of the Samantha Maureen Steele Revocable Living Trust dated January 24, 2023,** HEREINAFTER CALLED THE GRANTEES, 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. 77, as shown on the map entitled Oak Hill Estates, Section Two, of record in Plat Book 4460, Pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlos Reyes, a Married Man and Stephanie E. Reyes, an Unmarried Woman, as Tenants in Common with Right of Survivorship, by Warranty Deed from James A. Freeman, III a/k/a James Atticus Freeman, III and Wife, Judith D. Freeman a/k/a Judith Davis Freeman, of record in Instrument No. 20230814-0062821, in the Register's Office of Davidson County, Tennessee, dated August 09, 2023, and recorded on August 14, 2023.

Being the same property conveyed to James A. Freeman, III and wife, Judith D. Freeman, by Warranty Deed from Phillip J. Walker and wife, Evelyn C. Walker, of record in Book 5095, Page 709, in the

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 860 Lakemont Dr, Nashville, TN 37220.

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. Whenever 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 31st day of January, 2024.

Carlos Reyes

Stephanie E. Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2024, before me personally appeared Carlos Reyes and Stephanie E. Reyes, 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's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2024.

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY:

SMITH SCHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO:

Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 31, 2024.

Affiant Signature

Date: 2/1/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this February 1, 2024

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM