THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.** **Affiant** Subscribed and sworn to before me, this **7th day of February, 2024.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1099165 DEEDWARR
02/08/2024 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240208-0008937

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clark Adrian **2405B Dowlan Street** **Nashville, TN 37208**	**First Choice Lending Services** **3511 Gallatin Pike** **Nashville, TN 37216**	**081-02-0D-002.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daniel Reyes and Nicole Voehler Reyes, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Clark Adrian, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. B, of Homes at 2405 Dowlan Street, as set forth in Exhibit "B" of Declaration of Covenants Conditions and Restrictions on the Plan of Homes at 2405 Dowlan Street, A Horizontal Property Regime with Private Elements and of record in Instrument No. 20160107-0001833 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 Daniel Reyes, an unmarried man and Nicole Voehler, an unmarried woman, as tenants in common with the right of survivorship by Warranty Deed from Rachel Ann Marvel, a single woman of record in Instrument No. 20201106-0130701 Register's Office for Davidson County, Tennessee, dated November 3, 2020 and recorded on November 6, 2020.

Being the same property conveyed to Daniel Reyes and Nicole Voehler Reyes, husband and wife by Quitclaim Deed from Daniel Reyes, an unmarried man and Nicole Voehler, an unmarried woman, as tenants in common with the right of survivorship of record in Instrument No. 20210519-0067806 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 19, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2405B Dowlan Street, Nashville, TN 37208**.

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 in 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 **6th day of February, 2024.**

Daniel Reyes

Nicole Voehler Reyes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of February, 2024, before me personally appeared Daniel Reyes and Nicole Voehler 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 6th day of February, 2024.

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

HE-2024-021

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/06/24 (date of document).

Affiant Signature

02/08/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 8th day of February, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL