Karen Johnson Davidson County
Batch# 1101702 DEEDWARR
02/16/2024 07:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240216-0010694

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cynthia Young Reisz Revocable Trust 104 Ransom Avenue Nashville, TN 37205	Same	083-13-0-131.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CYNTHIA YOUNG REISZ (the "Grantor") has bargained and sold, and hereby transfers and conveys, to the CYNTHIA YOUNG REISZ REVOCABLE TRUST, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 311 South 11th Street, Nashville, Tennessee 37206.

Grantor covenants that Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds herself and her heirs, successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever.

Dated as of this 15th day of February, 2024.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

Cynthia Young Reisz

Name: Cynthia Young Reisz

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cynthia Young Reisz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of February, 2024.

Leslee G. Rose

Notary Public

LESLEE G. ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

6 July 2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00. This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F).

Cynthia Young Reuss
Affiant

Sworn to and subscribed before me this 15 day of February, 2024.

Leslee G. Rose
Notary Public

LESLEE G. ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

6 July 2026

Exhibit A

Land in Davidson County, Tennessee, being the southerly 50 feet on the northerly 100 feet of the westerly 35 feet of Lot No. 129 and the southerly 50 feet of the northerly 100 feet of Lots 130, 131 and 132 on the Plan of East Edgefield Addition, as of record in Plat Book 21, page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 129, 130, 131 and 132 fronts 50 feet on the easterly side of South 11th Street and runs back between parallel lines 185 feet to the westerly margin of a proposed alley.

Being the same property conveyed to Cynthia Y. Reisz, Unmarried by deed from James Brian Young, Unmarried of record in Instrument No. 20090522-0047656, in the Register's Office for Davidson County, Tennessee, dated May 22, 2009.

37090181.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 15, 2024 (date of document).

Affiant Signature

02/15/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of February, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

