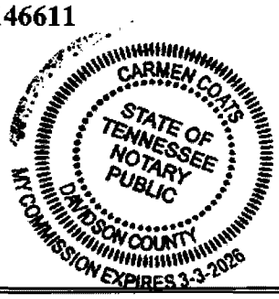
Karen Johnson Davidson County
Batch# 1107322 DEEDWARR
03/04/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20240304-0014996

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146611** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2024. Notary Public My Commission Expires: 3-3-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley Kilborn and Sarah Kilborn 115 Keyway Drive Nashville TN 37205	~~New Owner~~ c/o TRUIST BANK 1001 SEMMES AVE, RVW 5024 RICHMOND, VA 23224	Tax Parcel ID No. 129 04 0 073.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael C. Reavis and Elizabeth D. Reavis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley Kilborn and Sarah Kilborn, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of West Meade Farms, Section 3, filed for record in Plat Book 1835, Page 4 in the Davidson County Register's of Deeds Office, to which plat specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Michael C. Reavis and wife, Elizabeth D. Reavis, by Deed to Create Estate by Entireties from Michael C. Reavis and wife, Elizabeth D. Reavis, formerly Elizabeth K. Davidson, of record in Instrument No. 20110613-0044987, in the Register's Office of Davidson County, Tennessee, dated June 13, 2011 and recorded on June 13, 2011.

Being the same property conveyed to Michael C. Reavis, An Unmarried Man, and Elizabeth K. Davidson, An Unmarried Woman, by Warranty Deed from Kevin Graham, An Unmarried Man, of record in Instrument No. 20050505-0051013, in the Register's Office of Davidson County, Tennessee, dated April 29, 2005 and recorded on May 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Section 3, as recorded in Plat Book 1835, Page(s) 4.

Easement for Right of Way, recorded in Book 2137, Page 342.

Permissive Use Agreement as set forth in instrument recorded in Instrument No. 20041020-0126401.

This is improved property located at 115 Keyway Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~28th~~ 26TH WTR day of February, 2024.

Michael C. Reavis

Elizabeth D. Reavis 2/26/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael C. Reavis and Elizabeth D. Reavis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~28th~~ 26TH WTR day of February, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 28, 2024** (date of document).

Affiant Signature

March 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25