Name and Address of New Owner:
Michael D. Reece
236 New Haven Blvd.
Jupiter, FL 33458

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1121630 DEEDWARR
04/11/2024 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240411-0025704

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-14-0A-066-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Devin McQueeney, married, sole and separate property**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael D. Reece, a married person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit Number 924, as Specified on the Plat Shown in the Master Deed. On the Plan of Riverfront Condominiums, a Horizontal Property Regime, Created Under Title 66, Section 27-101, Et Seq.. As Amended, Tennessee Code Annotated, and as Established By a Master Deed for Riverfront Condominiums, of Record Under Instrument Number 20051221-0153160, as Amended in Instrument Number 20051228-0155671, and a Second Amendment in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee. Including Without Limitation the by-laws Appended Thereto. Said Register's Office Together With the Undivided Percentage Interest in The Common Elements Appurtenant to Said Unit, as Set Forth in Said Master Deed. Reference Is Hereby Made to the Plan of Riverfront Condominiums for Placement of Units, as Shown on Exhibit "E" to the Master Deed of Record Under Instrument Number 20051221-0153160, as Amended in Instrument No.
20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, arid Register's Office for a More Complete Identification and Description of Such Unit.

Being the same property conveyed to Devin McQueeney, married, sole and separate property by Warranty Deed dated May 2, 2022 from Marilyn Mahoney, unmarried, recorded May 10, 2022 in Instrument No. 20220510-0053418 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2024.

_____(SEAL)
Devin McQueeney

STATE OF California
COUNTY OF Los Angeles

On this 8th day of April, 2024, before me personally appeared Devin McQueeney, 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 8th day of April, 2024.

_____
Notary Signature
My commission expires:

MONROE-NICOLE OSOISE EDOKPA
COMM. # 2370852
LOS ANGELES COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
AUGUST 15, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5-9-2026
File No. 2024-6801-TS

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/8/24 (date of document).

Regina Sullo
Affiant Signature

April 2024
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202404110025704