Name and Address of New Owner:
Kain E. Dorris
1318 Mercury Drive
Nashville, TN 37217

Send Tax Bills To:
Guaranteed Rate, Inc.
3940 N Ravenswood Avenue
Chicago, IL 60613

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 120-02-0-156

Karen Johnson Davidson County
Batch# 1138559 DEEDWARR
05/23/2024 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,353.83
20240523-0038396

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, **Reeder Enterprises Inc., a Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kain E. Dorris, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, 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 Angela Ingram, a married woman, by Warranty Deed from Fay Cook Reeder, unmarried, and Beverly R. Reeder, unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20071211-0142817 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 11, 2007. (Value of consideration shown in aforementioned deed $79,000.00.)

Being the same property conveyed to Angela Ingram, by Quitclaim Deed from Jack E. Ingram, of record in Instrument No. 20201210-0144271 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 10, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Reeder Enterprises Inc., a Corporation by Warranty Deed from Angela K. Ingram, a married woman, of record in Instrument No. 20201210-0144272 Register's Office for Davidson County, Tennessee, dated December 03, 2020 and recorded on December 10, 2020. (Value of consideration shown in aforementioned deed $161,000.00.)

For informational purposes only: Property also known as 1318 Mercury Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 22nd day of May, 2024.

Reeder Enterprises Inc., a Corporation

By: _____
Daniel Reeder, President

State of Tennessee
County of Davidson

Before me, Melissa Shaffer of the state and county mentioned, personally appeared Daniel Reeder, President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Reeder Enterprises Inc., the within named bargainor, a Corporation, and that as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand, at office, this 22nd day of May, 2024.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary's Signature
My commission expires: 5-9-26

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 $365,900.00, 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
22nd day of May, 2024.

_____
Notary Public
My commission expires: _____
File No. GNT-24-3370

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 May 22,2024.

Kim Rogers
Affiant
Date: May 22,2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of May, 20 24

Liz Davis
Notary Public

My Commission Expires: 3-8-25

