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|---|---|
| Karen Johnson Davidson County<br>Batch# 1153738 DEEDWARR<br>07/02/2024 11:34:30 AM 3 pgs<br>Fees: $18.00 Taxes: $3,144.63<br>20240702-0049880<br><br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $849,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of July, 2024.<br><br>Notary Public<br><br>My commission expires: 4.19.26 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Lee Anthony Spinks, Trustee of The Lee Anthony Spinks Trust** | **New Owner** | **083-07-2C-001.00CO** |
| **913 Crescent Hill Road, #A** | | |
| **Nashville, TN 37206** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**John T. Reilly, III, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lee Anthony Spinks, Trustee of The Lee Anthony Spinks Trust**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with common areas, on the Plan of Homes at 913 Crescent Hill Road, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200103-0000615, 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 John T. Reilly III, an unmarried person, by Warranty Deed from LS-TG Home Fund, LLC, a Delaware limited liability company, dated August 14, 2020, of record in Instrument No. 20200818-0092656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. 12. Restrictive covenants contained in an instrument of record in Instrument No. 20200103-0000615 Register's Office for Davidson County, Tennessee.

13. Restriction of record in Book 2089, Page 294, in the Register's Office for Davidson County, Tennessee.

14. Charter for Homeowners Association of record in Instrument No. 20200103-0000614, in the Register's Office for Davidson County, Tennessee.

15. Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to HOA dues- if any.

c. All other easements and restrictions of record.

This is improved property known as 913 Crescent Hill Road, #A, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, 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 hand this 1st day of July, 2024.

x John T. Reilly III
John T. Reilly, III

*Keri Richardson Reilly, the wife of John T. Reilly, III, joins in the execution of this instrument for the purpose of conveying all of her right, title, and interest in the property, if any, that she may have by virtue of her marriage or otherwise.

x Keri R. Reilly
Keri Richardson Reilly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, John T. Reilly, III and wife, Keri Richardson Reilly, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2024.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 24-230
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 7/1/24 (date of document).

Jennifer Russell
Affiant Signature

7/2/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

