Karen Johnson Davidson County
Batch# 1183402 DEEDWARR
09/18/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $751.10
20240918-0072448

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

DM-BR-24-3880-32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Myron L Headd, Sr	New Owners	
(NAME) **3880 Priest Lake Drive, Apt. #32**	(NAME)	**136-03-0A-116.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK W. REITEN AND SUSAN RENEE HUTCHESON-REITEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYRON L HEADD, SR, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee being Townhouse No. 32, Building No. 15, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 88, said Register's Office.

Being the same property conveyed to Mark W. Reiten and Susan Renee Hutcheson-Reiten, husband and wife by Warranty Deed from Sheila M. Brown, an unmarried woman of record in Instrument No. 20161208-0128978 Register's Office for Davidson County, Tennessee, dated December 05, 2016 and recorded on December 08, 2016.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 79 and 88, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27 101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners of all sewer, water, electrical, telephone, and other utility easements now orhereinafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens,assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939,Book 5083, Page 417 and Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 20050817-0097909, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872; Instrument Number 20060228-0022873 and Instrument Number 20150709-0066742 and Instrument No. 20161205-0127268, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 4944, Page 115, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3880 Priest Lake Drive, Apt. #32, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 17th DAY OF SEPTEMBER, 2024.

Mark W. Reiten

Susan Renee Hutcheson-Reiten

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK W. REITEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN RENEE HUTCHESON-REITEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 9/17/24

Affiant Signature

9/17/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 17 day of September, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON