Karen Johnson Davidson County
Batch# 1188711 DEEDWARR
10/02/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241002-0076459

WARRANTY DEED

(SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-21-26

File #24-PA-2841-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Boyd Reeder and Meredith Huntley	**New Owner**	
(NAME)	(NAME)	**097 02 0A 597.00**
2841 Whitebirch Dr		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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,

JOHN ALFRED AUSTIN AND KAREN AUSTIN, HUSBAND AND WIFE

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BOYD REEDER AND MEREDITH HUNTLEY, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 597 on the FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Alfred Austin and Karen Austin, husband and wife, by Warranty Deed from Elizabeth K. Laster, a single woman, of record in Instrument No. 20210506-0060986, in the Register's Office of Davidson County, Tennessee, dated May 03, 2021, and recorded on May 06, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 5B, as recorded in Plat Book 20161215, Page(s) 0131509 Instrument Nos. 2018116-0112870 and 20090603-0051286.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, supplemented at Instrument Nos. 20110427-0032201, 20140416-0031645, 20140416-0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20170621-0062256 and 20180502-0041808; amended at Instrument No. 20170906-0091483.

*Easement recorded in Instrument No. 20081209-0118828.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2841 Whitebirch Drive, Hermitage, TN 37076.

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 23 day of September, 2024.

John Alfred Austin

Karen Austin

STATE OF COLORADO

COUNTY OF EL PASO

On this 23 day of September, 2024, before me personally appeared John Alfred Austin, 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 23 day of September, 2024.

Notary Signature
My commission expires: 9/13/27

KATHERYN ELAINE WATKINS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114058553
MY COMMISSION EXPIRES SEP 13, 2027

STATE OF COLORADO

COUNTY OF EL PASO

On this 23 day of September, 2024, before me personally appeared Karen Austin, 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 23 day of September, 2024.

Notary Signature
My commission expires: 9/13/27

KATHERYN ELAINE WATKINS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114058553
MY COMMISSION EXPIRES SEP 13, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 25, 2024.

J. Carlton Drumwright

September 25, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 25, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY