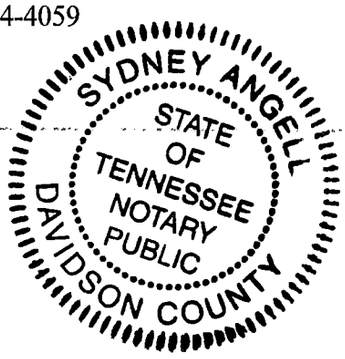
Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4059



STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson
Batch # 1191248
10/09/2024 09:45:18 AM
Fees: $13.00 Taxes: $1,339.40

Davidson County
DEEDWARR
2 pgs

20241009-0078371

THE ACTUAL CONSIDERA
WHICHEVER IS GREATER
$362,000.00

Madilyn Givens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of September, 2024

Notary Public

Commission Expires: 3.20.28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Reichert and Wade Reichert 4313 Woods Street Old Hickory, TN 37138	United Wholesale Mtg 585 South Blvd E. Pontiac, MI 48341	064-13-0-033.00

WARRANTY DEED

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, I/WE,

John Samuel Hilton and Autumn Carol Hilton, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry Reichert and Christine Reichert, husband and wife, and Wade Reichert and Jennifer Reichert husband and wife, as Tenants in Common

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 Lot No. (s) 27 and 28, in Block 3 on the Plan of Berryville W.A. Bryans Subdivision of the Berry Tract of record in Plat Book 421, Page 117, 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 Samuel Hilton and Autumn Carol Hilton, husband and wife, by Warranty Deed from Chokmah Enterprises LLC, a Tennessee limited liability company, of record in Instrument No. 20200528-0054735 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4313 Woods Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so

covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 25th day of September, 2024.

John Samuel Hilton

John Samuel Hilton

Autumn Carol Hilton

Autumn Carol Hilton

STATE OF TENNESSEE
COUNTY OF Wilson

On this 25th day of September, 2024, before me personally appeared John Samuel Hilton and Autumn Carol Hilton, 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 25th day of September, 2024.

Notary Signature
My commission expires: October 25, 2026

