WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200282 DEEDWARR
11/01/2024 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20241101-0084874

File No. ML-24-7686

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel G. Hinkle	New owner	
(NAME)	(NAME)	063-02-0-075.00
1450 Ocoee Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jennifer Elaine Reynolds, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel G. Hinkle, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, State of Tennessee, and being further described as:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Nawakwa Hills, Powwow Addition, Section 3, as of record in Plat Book 974, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Asad, a married woman by Warranty Deed from Daniel Charles Bell, a single man of record in Instrument No. 20010425-0041173 Register's Office for Davidson County, Tennessee, dated April 18, 2001 and recorded on April 25, 2001. Pursuant to Court Order in case number 13-1271-part 1, in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, Tennessee, Jennifer Asad is now known as Jennifer Reynolds.
Grantor herein makes oath that the within described property is neither her personal residence, nor the personal residence of her spouse and/or dependents.

This is property more commonly known as 1450 Ocoee Trail, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 31st day of October, 2024.

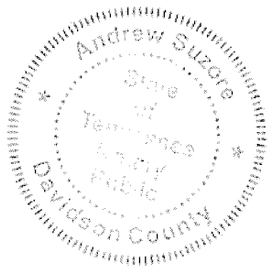
Jennifer Elaine Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Jennifer Elaine Reynolds, 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 31st day of October, 2024.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **10/31/2024** (date of document).

Affiant Signature

10/31/2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **31** day of **October**, 2**024**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD