THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1218270 DEEDWARR
12/19/2024 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $8,732.00
20241219-0098594

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Benjamin E. Doren and Stacy A. Doren, Trustees 2028 Overhill Drive, Unit A Nashville, TN 37215	NEW OWNER	131-02-4Q-001.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve Reindl and Duanae Reindl, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Benjamin E. Doren and / or Stacy A. Doren, Trustees, The Doren Revocable Trust, dated June 29, 2019,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2028 Overhill Drive, Unit A, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated in Davidson County, Tennessee, being Unit No. A, of Homes at 2028 Overhill Drive, a Horizontal Property Regime with Private Elements, described in and established by Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20201019-0121298, Register's Office for Davidson County, Tennessee, and shown on the plat attached as Exhibit "B" to said Declaration reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Blue Sky Horizon, GP, a Tennessee General Partnership by Warranty deed from Carey Brown, Trustee of the Carey Brown Revocable Living Trust U/A dated August 12, 2013 of record in Instrument No. 20201019-0121287 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 19, 2020.

Being the same property conveyed to Steve Reindl and Duanae Reindl, husband and wife by Special Warranty Deed from Blue Sky Horizon, GP, a Tennessee General Partner of record in Instrument No. 20230630-0050367 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on June 30, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 18th day of December, 2024.

Steve Reindl

Duanae Reindl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2024, before me personally appeared Steve Reindl and Duanae Reindl, 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 18th day of December, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of December, 2024

Notary Public
My commission expires: 3-28-26

LAURA ELIZABETH MATHIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

December 18, 2024.

Date

Affiant Signature

December 19, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON