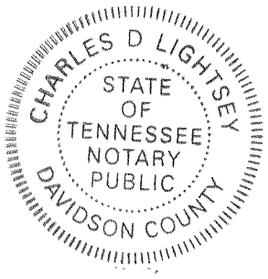
Karen Johnson Davidson County
Batch# 1231060 DEEDWARR
01/28/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20250128-0006541

WARRANTY DEED



This area for recording stamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

MST 2025-0014

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Kinney and Alexandra Kinney	Old National Bank	142-13-0B-102.00-CO
(NAME)	(NAME)	
1700 Glenridge Drive	PO Box 918	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Evansville, IN, 47706	
(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, WE, **Tori Reyes, unmarried and Joshua Reyes, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Kinney and Alexandra Kinney, husband and wife,** 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. 102 on the Plan of Final Plat First Revision Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691, 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 Tori Reyes and Joshua Reyes, wife and husband by Warranty Deed from Girish Rachakonda and Amita Rachakonda Banga, a.k.a Amita Rachakonda, husband and wife of record in Instrument No. 20210929-0130837 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on September 29, 2021. The said Tori Reyes and Joshua Reyes having since divorced by final divorce decree in Case No. 24D80 in the Circuit Court of Davidson County, TN.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of Final Plat First Revision, Riverside, Phase 3 of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of Resubdivision of Lots 114 through130

& 131A, Riverside, Phase 3 of record as Instrument Number 20040108-0003094, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of Phase 1 and Boundary Plat of record in Plat Book 6900, Page 490, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, and Instrument No. 20040419-0044162 continued in Instrument No. 20091124 0108147 amended in Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee. Charter of Riverside Homeowners Association, Inc., of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee. Easements for water lines of record in Book 6970, Page 275 and 281, in the Register's Office for Davidson County, Tennessee. Easement for Public Utilities of record in Book 6970, Page 278, in the Register's Office for Davidson County, Tennessee. Easement for Ingress/Egress of record in Book 7103, Page 48, in the Register's Office for Davidson County, Tennessee. Easement for Sewer Line of record in Book 7803, Page 642, in the Register's Office for Davidson County, Tennessee. Easement to Metro Government of record in Book 6972, Page 45, in the Register's Office for Davidson County, Tennessee.

This property, known as 1700 Glenridge Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 28th DAY OF JANUARY, 2025.

Tori Reyes

Joshua Reyes

STATE OF Tennessee

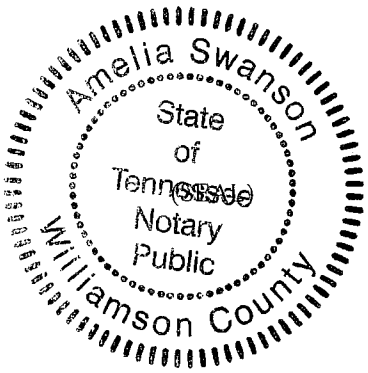
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 28th day of January, 2025.

Notary Public

My commission expires: 3-23-27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **January 28, 2025**.

Affiant Signature

01/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 28, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY