Karen Johnson Davidson County
Batch# 1242461 DEEDWARR
03/03/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250303-0015535

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-25-369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2025

Notary Public

Commission Expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Michelle Cirame, John Cirame, and Suzanne Cirame 443 Huntington Ridge Drive Nashville, TN 37211	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	161-11-0A-214-00

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,

Blaine Reedy and Skye Reedy, husband and wife

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

Caroline Michelle Cirame, a single person, and John Cirame and Suzanne Cirame, a married couple

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. 214 on the Plan of Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, 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 by Warranty Deed from Trishawna Quincy, an unmarried woman to Blaine Reedy and Skye Reedy, husband and wife, recorded September 23, 2021, as Instrument No. 20210923-0127965 in Davidson County, Tennessee Register of Deeds.

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: 443 Huntington Ridge Drive, Nashville, TN 37211

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 27th day of February, 2025.

Blaine Reedy

Skye Reedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of February, 2025, before me personally appeared Blaine Reedy and Skye Reedy, 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 27th day of February, 2025.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVIVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/27/2025.

Affiant Signature – Joshua A. Terry

3/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/3/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27