Karen Johnson Davidson County
Batch# 1245590 DEEDWARR
03/11/2025 07:15:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20250311-0018069

WARRANTY DEED

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

File No. ML-25-8839

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
David Nelson and Antonia Nelson	NEW OWNER	
(NAME)	(NAME)	158 08 0 008.00
1746 Kingsbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **David Reynolds and Ann Harlan Reynolds, husband amd wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Nelson and Antonia Nelson, husband and wife.** 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:

Land in Davidson County, Tennessee, being Lot No. 514 on the Plan of Hillsboro Park, Section 10 of record in Plat Book 2900, Page 73, in the Register's Office for Davidson County.

Said Lot No. 514 fronts 204 feet on the northeasterly side of kingsbury drive and runs back 1156 feet on the southeasterly line and 1140 feet on the northwesterly line, to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to Adam Brandon Rauch and Jennifer Kunzel Rauch, by deed from RE-EL Topsoil LLC, a Tennessee Limited Liability Company of record as Instrument No. 20140325-0024588, dated March 25th 2014, said Register's Office.

Futhermore being the same property conveyed to Adam Brandon Rauch and Jennifer Kunzel Rauch, by Quitclaim deed from Robert M. Elkins, Juanita Faye Elkins, Barbara E. Reynolds and Harold W. Reynolds of record as Instrument No. 20140512-0040407, dated May 12th, 2014, said Register's Office.

Being the same property conveyed to David Reynolds and Ann Harlan Reynolds, husband and wife by Warranty Deed from Adam Brandon Rauch and Jennifer Kundzel Rauch, husband and wife of record in Instrument No. 20230303-0015474 Register's Office for Davidson County, Tennessee, dated March 03, 2023 and recorded on March 03, 2023.

This is improved property commonly known as 1746 Kingsbury Drive Nashville, TN 37215.

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 4th day of March, 2025.

David Reynolds

Ann Harlan Reynolds

STATE OF Missouri
COUNTY OF Jackson

On this 4th day of March, 2025, before me personally appeared David Reynolds and Ann Harlan 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 4th day of March, 2025.

Notary Signature
My commission expires: Nov 1, 2028

URANIA C. WHITAKER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: November 01, 2028
Commission Number: 20722302

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 6, 2025.

Date

Affiant Signature

3/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2025.

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON