WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248267 DEEDWARR
03/19/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20250319-0020032

DM-BR-25-3880-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Charles Hollis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF MARCH, 2025.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Thomas Hollis and Brigitte Tucker	**Old National Bank**	
(NAME) **3880 Priest Lake Drive Apt #3**	(NAME) **PO Box 918**	**136-03-0A-087.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Evansville, IN 47706**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK REITEN AND SUSAN RENEE HUTCHESON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES THOMAS HOLLIS AND BRIGITTE TUCKER, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhouse No. 3, Building No. 18, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, of record in Plan Book 4460, Page 88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Adams, Trustee of The 3880 Priest Lake Apt 3 Trust by Warranty Deed from David Winfrey of record in Instrument No. 20221107-0119529 Register's Office for Davidson County, Tennessee, dated November 04, 2022 and recorded on November 07, 2022.

Affidavits of Heirship being recoded on November 07, 2022 in Instrument No. 20221107-0119527, and Instrument No. 20221107-0119528.

Being the same property conveyed to Mark Reiten and Susan Renee Hutcheson, husband and wife by Warranty Deed from Brandon Adams, Trustee of The 3880 Priest Lake Apt 3 Trust of record in Instrument No. 20221229-0133599 Register's Office for Davidson County, Tennessee, dated December 27, 2022 and recorded on December 29, 2022.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 79 and Book 4460, Page 88, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominiums of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, and Book 5189, Page 671, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 20050817-0097909, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7679, Page 173, as amended in

Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872, Instrument No. 20150709-0066742 and Instrument Number 20060228-0022873, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 4944, Page 115, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3880 Priest Lake Drive Apt #3, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF MARCH, 2025.

Mark Reiten

Susan Renee Hutcheson

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 12th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 12th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tammy Cames, 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 this the 12 day of March, 2025.

Affiant Signature

Date 3-12-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

