WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255028 DEEDWARR
04/02/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20250402-0024938

File No.: RES-24-4713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-2-2026

(AFFIX SEAL)

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Reinharz, Trustee of R Lucky Kids Investment Services Trust Agreement dated February 16, 2024	New Owner	131-15-0-013.00
(NAME)	(NAME)	
100 Powell Place Ste. 1543 Nashville, TN 37204	(same)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **J. EVERETT DAVIS AND JUDITH R. DAVIS, HUSBAND AND WIFE,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AMANDA L. REINHARZ, TRUSTEE OF THE R LUCKY KIDS INVESTMENT SERVICES TRUST AGREEMENT U/A/D FEBRUARY 16, 2024,** hereinafter called the Grantee(s), their heirs 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 Lot No. 8 on the Plan of Harpeth Acres, Section Five, as of record in Book 2330, Page 73, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Everett Davis and wife, Judith R. Davis, from Roderick Uphoff and wife, Lois E. Uphoff, by Warranty Deed dated January 16, 1969, recorded January 21, 1969, in Book 4303, Page 202, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4713 Belmont Park Terrace, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 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 2nd day of April, 2025.

J. Everett Davis

Judith R. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2025, before me personally appeared J. Everett Davis and Judith R. Davis, 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 2nd day of April, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 April 2, 2025.

Affiant Signature

4/2/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of April, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-4713