RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch # 1267297 DEEDWARR
05/01/2025 10 27 39 AM 2 pgs
Fees $13 00 Taxes $3,478 00

20250501-0033633

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Patrick John Simers, Trustee of the Patrick Simers Revocable Trust	New Owner	083 04 3H 002 00
(NAME) Same	(NAME) 2200 Diamond Bar Drive	
(ADDRESS)	(ADDRESS) Las Vegas, NV 89117	
(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 considerations, the receipt of which is hereby acknowledged, we **Jason Douglas Reynolds and Ashley Neill Reynolds, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patrick John Simers, Trustee of the Patrick Simers Revocable Trust,** hereinafter called the GRANTEE(S), his successors 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 Unit B, on the Plan of Homes at 2319 Carter Avenue, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Homes at 2319 Carter Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 202007220080422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Douglas Reynolds and Ashley Neill Reynolds, husband and wife by Warranty Deed from Caitlin Custom Homes & Remodel, LLC, a Tennessee limited liability company, dated 08/12/2021, of record in Instrument 202108160110337, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 2319B Carter Avenue, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No. 2568580
Warranty Deed TN

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), his/her/their 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), his/her/their 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

Effective the 29th day of April, 2025.

Jason Douglas Reynolds

Ashley Neill Reynolds

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Douglas Reynolds and Ashley Neill Reynolds, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2025

Notary Public.
My Commission Expires: 3/9/2027

JOHN M WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027