THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450727** Karen Johnson Davidson County Batch# 1267425 DEEDWARR 05/01/2025 02:15:30 PM 3 pgs Fees: $18.00 Taxes: $3,478.00 20250501-0033810	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 1st day of May, 2025. Notary Public My Commission Expires: 11/22/2029 C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John Pinney and Emily Pinney 515 Brentview Hills Drive Nashville TN 37220	Send Tax Bills To: Mortgage Investors Group 8320 E Walker Springs Lane Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 160 04 0 187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronn J. Reynolds and Elizabeth B. Reynolds, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Pinney and Emily Pinney, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of BRENTVIEW HILLS, SECTION 7 of record in Plat Book 4175, Page 89, 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 to Ronn J. Reynolds and Elizabeth B. Reynolds, husband and wife, by Warranty Deed from John J. Latina and Christina S. Latina, husband and wife, of record in Instrument No. 20190610-0054977, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, BRENTVIEW HILLS, as recorded in Plat Book 4175, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4404, Page 813.

Easement for Right of Way, recorded in Instrument No. 20121030-0099507.

Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek.

Easement for the flow of the waters of Sevenmile Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile Creek, free from diminution or pollution.

This is improved property located at 515 Brentview Hills Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2025.

Ronn J. Reynolds By: Elizabeth B. Reynolds, Attorney in Fact 5-1-25

Ronn J. Reynolds
By: Elizabeth B. Reynolds, Attorney in Fact

5-1-25

Elizabeth B. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ronn J. Reynolds and that she is authorized by Ronn J. Reynolds to execute this instrument on his behalf.

WITNESS my hand, at office, this 1st day of May, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/01/2025.

Affiant Signature

05/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/01/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY