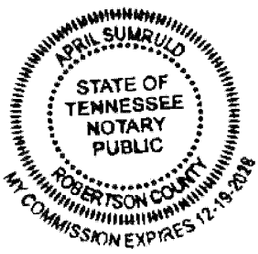
Karen Johnson Davidson County
Batch# 1269163 DEEDWARR
05/06/2025 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250506-0035174

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025.

Notary Public

My commission expires: 12-19-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Central Builders LLC	New Owner(s)	073-06-0-025.01
2610 Westwood dr		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ERIC REINFORD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CENTRAL BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, described as follows, to-wit:

Beginning at a concrete monument in the Westerly margin of Moss Rose Drive, said monument being the Southeast corner of Lot 3 of Moss Rose Gardens Subdivision, of record in Plat Book 2854, page 137, Register's Office for Davidson County, Tennessee; thence, South 26 degrees 16 minutes East along the Westerly margin of Moss Rose Drive extended 120 feet to an iron pin in the East boundary of Riverwood Terrace Subdivision as of record in Plat Book 1833, page 134, Register's Office for Davidson County, Tennessee; thence, North 13 degrees 26 minutes 45 seconds West along the subdivision boundary 117.1 feet to a concrete monument in said boundary; thence, North 29 degrees 44 minutes 45 seconds West 9.55 feet to an iron pin; the Southwest corner of Lot No. 3 in Moss Rose Gardens Subdivision as of record in Plat Book 2854, page 137, Register's Office for Davidson County, Tennessee; thence, North 62 degrees 37 minutes East along the South line of said Lot No. 3, 247.35 feet to a point of beginning and containing 0.71 acres.

Being the same property conveyed to Thomas Lee Sanders by Warranty Deed from Gregory D. Dalton, unmarried, of record in Instrument No. 20130604-0056301 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 04, 2013.

Being the same property conveyed to Eric Reinford, unmarried by Warranty Deed from Thomas Lee Sanders, unmarried, dated May 7, 2021 and recorded May 10, 2021 in Instrument No. 20210510-0062063, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3769 Moss Rose Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2025.

Eric Reinford

Eric Reinford

STATE OF Florida
COUNTY OF Duval

Sworn to by Eric Reinford

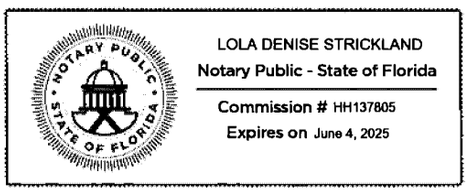
Personally appeared before me, via audio/video communication, the undersigned, a Notary Public in and for the County and State, the within named Eric Reinford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2025.

Provided U.S. PASSPORT

Lola Denise Strickland
Notary Public

My Commission Expires: 06/04/2025



Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30, 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028