WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1272895
05/14/2025 09 08 40 AM
Fees $13 00 Taxes $1,350 50

20250514-0037830

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF _____, 2025

Notary Public

MY COMMISSION EXPIRES 10/4/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Abbigail B Jonhson , Lana N Rainey Catherine M Rainey, and James R Rainey	NEW OWNER	
(NAME) 103 Head Drive	(NAME)	042 10 0 048 00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEVEN REASONOVER AND CHRISTY REASONOVER, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBIGAIL B. JOHNSON, LANA N. RAINEY, CATHERINE M. RAINEY, AND JAMES R. RAINEY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being part of a tract marked "Future Development" on the Plan of HEAD'S ADDITION, as of record in Book 1835, page 100, Register's Office of Davidson County, Tennessee, and described according to a copy of a survey made December 4, 1952, by Harvey Gee, Surveyor, as follows:

Beginning at a point on the Easterly margin of a 40-foot private road, South 2 deg. 45 min. West 126.8 feet South of the Southerly margin of Old Hickory Boulevard; thence with the margin of said road, South 2 deg. 45 min. West 140 feet to the Northwest corner of the property conveyed to Charles L. Padgett and wife, by deed of record in Book 2283, Page 307, said Register's Office; thence with Padgett's North line, South 87 deg. 15 min. East 150 feet to a point in the Westerly line of Lot 3 of said Head's Addition; thence with the rear line of Lots 3 and 2 of said Head's Addition, North 2 deg. 45 min. East 140 to a point; thence North 87 deg. 15 min. West 150 feet to the beginning.

Being the same property conveyed to Steven Reasonover and Christy Reasonover, as tenants by the entirety, by Warranty Deed from William Philip Slate and wife, Diana S. Slate, of record in Book 9650, Page 578, in the Register's Office of Davidson County, Tennessee, dated April 19, 1995 and recorded on April 20, 1995.

Steven Reasonover herein signed as Attorney in fact for Christy Reasonover. Said Power of Attorney is of record Instrument No. 20250514-0037829 in the Register's office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 103 Head Drive, Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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

STEVEN REASONOVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 12 day of May, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires

Notary Public

X Christy Reasonover By: Steven Reasonover, Attorney in Fact

CHRISTY REASONOVER
BY STEVEN REASONOVER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Reasonover, to me known to be the person who executed the foregoing instrument on behalf of Christy Reasonover and acknowledged that he executed the same as the free act and deed of Christy Reasonover

Witness my hand and official seal this 12 day of May, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires

Notary Public