STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1284369 DEEDWARR
06/13/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250613-0046285

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/15/2028
File No. G25-23372

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jenny Parrish and Alec Fruechtl (NAME)	Ameris Bank/Dovenmuehle Mortgage (NAME)	034-03-0-017.00
113 Twin Hills Drive (STREET ADDRESS)	PO Box 660592 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas TX 75266-0592 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ellen H. Reinhart, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny Parrish, unmarried woman, and Alec Michael Fruechtl, unmarried man,** , 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:

Land in Davidson County, Tennessee, being Lot No. 231, on the Plan of Section VI, Shepherd Hills, of record in Plat Book 3106, page 50, being more particularly described as follows:

Beginning at a point in the easterly margin of Twin Hills Drive, at the corner of Lots Nos. 231 ad 232; thence with the line between said lots, easterly 279.7 feet to a point in the westerly line of Lot No. 234, Section IV, Shepherd Hills; thence with the line between Lots Nos. 231 and 234; northerly 110 feet to a corner of Lot No. 230; thence with the line between Lots Nos. 230 and 231, westerly 294.6 feet to a point in the easterly margin of Twin Hills Drive; thence with the margin of the same, southerly 140 feet to the point of beginning.

Being the same property conveyed to Ellen H. Reinhart and husband, Terry Lee Reinhart, by Deed dated April 10, 2008 from Mary Dean Jones, unmarried, recorded April 14, 2008, in Instrument Number 20080414-0037169, in the Register's of Davidson County, Tennessee. The said Terry Lee Reinhart having since died November 28, 2024, leaving title vested in Ellen H. Reinhart as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Twin Hills Drive, Madison, TN 37115.

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. Whenever 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 10th day of June, 2025.

Ellen H. Reinhart

Ellen H. Reinhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2025, before me personally appeared Ellen H. Reinhart, 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 10th day of June, 2025.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1/22/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 6/10/25.

Affiant Signature – Joshua A. Terry

6/12/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/12/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27