Karen Johnson Davidson County
Batch# 1284752 DEEDWARR
06/16/2025 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,579.90
20250616-0046830

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lisa N. Valentine	SWBC Mortgage.	142-07-0F-028.00-CO
(NAME)	(NAME)	
7252 Highway 70 S. #706	9311 San Pedro Ave Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Seven Thousand And No/100 Dollars ($427,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE REYNOLDS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA N. VALENTINE, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, 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. 28, Unit No. 706 on the Plan of BELLEVUE COMMONS TOWNHOMES, a Planned Unit Development established under the property provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit "A" of the Master Deed and By Laws of record in Instrument No. 20000720-0071772 (re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869), in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Katherine Reynolds, An Unmarried Woman by Warranty Deed from Jeremy E. Lehman, an unmarried man of record in Instrument No. 20210714-0094898, in the Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 14, 2021.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee. Grant of Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5202, Page 736, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee. Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee. Charter for Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-0071771, as amended in Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 7252 Highway 70 S. #706, Nashville, TN 37221
(House No.) (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.

Witness our hands this 12th day of June, 2025.

Katherine Reynolds

Katherine Reynolds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12 day of June, 20 25, before me personally appeared Katherine Reynolds, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 4-8-2028

(seal)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Tammy Carney,** 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 this the 12 day of June, 2025.

Affiant Signature

Date 6.12.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027