39B

Karen Johnson Davidson County
Batch # 1293698 DEEDWARR
07/03/2025 11 11 40 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20250703-0052694

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2025

(Affix Seal) Notary Public

My Commission Expires 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2025-05-2960

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Trina Smith 1031 Mitchell Road Nashville, TN 37206	OWNER	Map/Parcel 083-08-0-069

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rodney Reiner also known as Rodney Frank Reiner, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Trina Smith, married woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Being Lot No. 119 and the easterly 10 feet of Lot no. 120, Rosewood Heights, Section III, as of record in Book 2133, Page 61 Register's Office for said County, as permitted to be sold as one tract by Davidson County Planning Commission in the Revision of said plan, as shown by instrument of record in Book 2284, Page 547, said Register's Office, and by Instrument of record in Book 2542, page 516 said Registers Office and described as follows·

Beginning at a point in the south margin of Mitchell Road at the corner of Lots Nos. 118 and 119; thence with the line between said lots, southerly 185.3 feet to a point; thence northwesterly 48 feet to a corner of Lots Nos. 119 and 120, thence along the south line of Lot No. 120 westerly 10 feet to a point thence northerly 173 4 feet, more or less to the south margin of Mitchell Road; said point being 10 feet west of the corner of Lots Nos. 119 and 120; thence along the southerly margin of Mitchell Road easterly 91.1 feet to the point of beginning.

Being the same property conveyed to Rodney Reiner by Warranty deed from Richard D Kirk and wife, Fayth Elaine Kirk of record in Instrument No. 20040915-0111275 Register's Office for Davidson County, Tennessee, dated 9/10/2004 and recorded on 9/15/2004. (Value of consideration shown in aforementioned deed $94,000.00) Being also known as 1022 Mitchell Road Nashville, Tennessee 37206.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

Power of Attorney recorded in Davidson County, Tennessee in Instrument No. 20250626-0050355.

This is improved property known as 1022 Mitchell Road, Nashville, TN 37206.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 30 day June, 2025.

Rodney Frank Reiner by Alan Owen, Attorney-In-Fact

Rodney Frank Reiner by Alan Owen, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Alan Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rodney Frank Reiner, and who acknowledged that he executed the same as the free act and deed of Rodney Frank Reiner.

Witness my hand, at office, this 30 day of June, 2025.

Notary Signature
My commission expires:

