WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294336 DEEDWARR
07/07/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $979.76
20250707-0053221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$264,800.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-6-29

SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Ann Reichert and Nicholas Alan Reichert	New owner	072-05-0O-015.00
(NAME)	(NAME)	
2315 Esther Way		
(ADDRESS)	(ADDRESS)	
La Grange, KY 40031		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Lillian Rachels, an unmarried woman and Ryan Guite, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rebecca Ann Reichert and Nicholas Alan Reichert, a married couple**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 20A, High View, as established under Master Declaration of record in Instrument No 20200022-0108662, and Declaration for High View Flats of record in Instrument No 20201216-0148644, as amended in Instrument No's 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to High View Flats, LLC, a Tennessee limited liability company by Warranty Deed from LVH, LLC, a Tennessee limited liability company, dated 09/23/2020, of record in Instrument No. 20200923-0109430, as affected by Scrivener's Affidavit of record in Instrument No. 20210503-0058959, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian Rachels, an unmarried woman, and Ryan Guite, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company, dated 09/13/2023, of record in Instrument No. 20230915-0072454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 600 E Trinity Lane, Unit 20, Nashville, TN 37207

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 3rd of July 2025.

Ryan Guite

Lillian Rachels

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 **Ryan Guite and Lillian Rachels**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of July, 2025.

Notary Public:
My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Certificate of Authenticity

I, Holly Mason, 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 July 3, 2025.

Holly Mason
Affiant Signature

7.7.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of July, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY