Karen Johnson Davidson County
Batch# 1299903 DEEDWARR
07/21/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20250721-0056993

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$441,000.00**.

Affiant

Subscribed and sworn to before me, this **14th day of July, 2025.**

Notary Public
My commission expires: 5-8-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William H. Reedy, Jr. and Editha L. Reedy **1561 Constitution Avenue** **Nashville, TN 37207**	**Same as New Owner**	**041 06 0A 017.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Donald Rhoten and Stacia Rhoten, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **William H. Reedy, Jr. and Editha L. Reedy, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 17, LIBERTY PLACE SUBDIVISION, as shown on plat of record in Plat Instrument No. 20060606-0066841, corrected at Instrument No. 20060614-0070620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Donald Rhoten and Stacia Rhoten, Husband and Wife as Joint Tenants, by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20150604-0052220, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 04, 2015.

HE-2025-330

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1561 Constitution Avenue, Nashville, TN 37207**.

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 in 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 my/our hand(s) this **14th day of July, 2025.**

Donald Rhoten

Stacia Rhoten

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of July, 2025, before me personally appeared Donald Rhoten and Stacia Rhoten, 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 14th day of July, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

HE-2025-330

202507210056993

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 14, 2025.

Affiant Signature

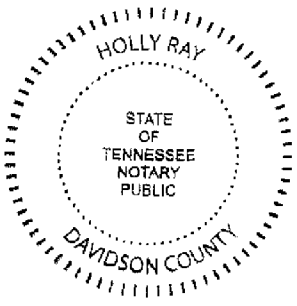
July 14, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2025.



Notary's Signature

My Commission Expires: 03/09/27