Karen Johnson
Batch # 1305624
08/04/2025 08 16 19 AM
Fees $18 00 Taxes $42 96

Davidson County
DEEDWARR
3 pgs

20250804-0061301

Warranty Deed

Amanda Meggs Curry REGISTRATION NUMBER 348791 COMMISSION EXPIRES October 31, 2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $11,610 00 Ana L. Caravez Affiant Subscribed and sworn to before me, this the 22nd day of July, 2025 Notary Public My commission expires 10/31/2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650 5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Ana L Caravez	New Owner(s)	161-04-0-085 00
5129 Raywood Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), 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, **KANAIPONO K. REED, MARRIED,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANA L. CARAVEZ, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 38 on the Plan of Goodrich Heights of record in Plat Book 2663, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
>
> Being the same property conveyed to Kanaipono K Reed and Ana L Caravez, husband and wife, from Kristin Dixon and Jacob Dixon, wife and husband, by Warranty Deed dated July 18, 2022, and recorded July 25, 2022, in Instrument No 20220725-0084543, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 5129 Raywood Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

Kanaipono K. Reed is signing to waive any rights he/she might have to the property located at 5129 Raywood Lane, Nashville, TN 37211, especially any marital rights

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of July, 2025

Kanaipono K. Reed

Kanaipono K. Reed

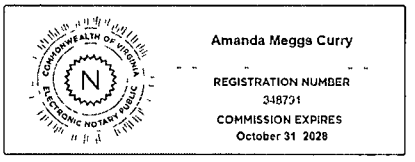
STATE OF Virginia
COUNTY OF Spotsylvania

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kanaipono K Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 22nd day of July, 2025

Amanda Meggs Curry
Notary Public

My Commission Expires 10/31/2028



Notarized remotely online using communication technology via Proof

Tennessee Certification of Electronic Document

I, Lauren Flannagan, 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 7-22-25 (date of document).

Affiant Signature

7-31-25
Date

State of VA

County of Loudoun

Sworn to and subscribed before me this 31 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/31/27

NOTARY'S SEAL

