WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306064 DEEDWARR
08/05/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250805-0062007

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

DANIEL E. FISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Hannah Huling and Kaleb Huling	Pinnacle Bank	109-5-1
(NAME) 1221 Reelfoot Circle	(NAME) 21 Platform Way S. Suite 2300	
(ADDRESS) Nashville, TN 37214	(ADDRESS) NAshville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251149

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jenna M. Langevin** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Hannah Huling and Kaleb Huling, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 85 on the Plan of Reelfoot Subdivision, Section Two, of record in Plat Book 5200, page 727, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jenna M. Langevin, unmarried, by Warranty Deed from George Alan Edmondson and wife, Hayley Anne Edmondson aka Haley Anne Edmondson, dated 09/14/2016 and filed of record in Inst. No. 20160915-0096948, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6411, page 920, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1221 Reelfoot Circle, Nashville, TN 37214
(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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of July, 2025

Jenna M. Langevin

STATE OF US Army, Wiesbaden, Germany)
County OF Expiration: Indefinite)
Authority: ~~10 USC 1044a~~

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jenna M. Langevin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2025.

Notary Public
My Commission Expires: Indefinite
1LT JP Larsen, JA

JUDGE ADVOCATE GENERAL'S CORPS
UNDER AUTHORITY OF 10 U.S.C.s1044a
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 30TH day of JULY, 2025.

Date: 8-15-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 5TH day of AUGUST, 2025.

Theresa C Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY