Karen Johnson Davidson County
Batch# 1342134 DEEDWARR
11/05/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,982.20
20251105-0088078

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

G-ORE-25-5001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $806,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Hintze and Alexandra M. Hintze	**Keystone Mortgage**	
(NAME)	(NAME)	**146-07-0-062.00**
5001 Stillwood Drive	**1508 Coleman Road Ste 103**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Knoxville, TN 37909**	
(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 consideration, the receipt of which is hereby acknowledged, **KATHIE REYNOLDS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN R. HINTZE AND ALEXANDRA M. HINTZE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Plan of Section One Revised Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124 inclusive, 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 Kathie Reynolds and Keith Reynolds, wife and husband by Warranty Deed from Walter R. Woods and Karen M. Woods, Trustees of The Walter R. Woods and Karen M. Woods Living Trust of record in Instrument No. 20190510-0043949 Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 10, 2019.

The said Keith Reynolds having died on August 28, 2025, leaving Kathie Reynolds as the tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page (s) 122 through 124, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2046, Page 88, Book 2106, Page 371 and Book 2396, Page 437, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130802-0081145 in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement for Drive in favor of Terri Feliste Turk of record in Book 11047, Page 177, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5001 Stillwood Drive, Nashville, Tennessee 37220**.

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), their heirs and 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), 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 the 3rd DAY OF NOVEMBER, 2025.

Kathie Reynolds

Kathie Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of November, 2025.

Affiant Signature

Date 11/3/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

