Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1351515 DEEDWARR
11/26/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20251126-0094553

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 495,000.00

Affiant

Subscribed and Sworn before me this 24 day of November , 2025.

Notary Public
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mary Allen and Evan Allen 374 Rio Vista Drive Nashville, TN 37115	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Map/Parcel 043-07-0-099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Reynolds, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Allen and Evan Allen, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to Jim Sweeney Construction, Inc., a Tennessee corporation, by deed of record in Book 8040, Page 739, R.O.D.C., being Lot 45, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 46) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010-0126005, R.O.D.C., and being the northwesterly corner of the herein described tract, Thence, with the above described Sweeney property N65 deg 47 min 00 sec E, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to a point, Thence, along the westerly bank of the Cumberland River S24 deg 12min 30sec E, approximately 50.00 feet to a point,

Thence, with the northerly line of property (Lot 44) conveyed to HomePlacers LLC, a Tennessee limited liability company, by deed as evidenced in Instr. #20171010-0103612, R.O.D.C., S65deg47min 00secW, passing an existing iron pin near the top of the bluff, a total distance of 164.93 feet to an iron rod (old), Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13 min 00 sec W, 50.00 feet to an iron rod (old) and the point of beginning. Containing approximately 0.19 acre, being the same more or less.

BEING the same property conveyed to Matthew Seibert, by warranty deed from Jason Kleve and Dewayne Beard, of record as Instrument No. 20240227-0013293, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Austin Reynolds by Deed from Matthew Seibert (aka Matthew Seibert), dated June 7, 2024 and recorded June 11, 2024 of record in Instrument No. 20240611-0043616, Register's Office for Davidson County, Tennessee.

Subject property was held as investment property and was not the marital residence of Grantor or spouse.

This is [X] improved [ ] unimproved property known as 374 Rio Vista Drive, Nashville, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 21st day of November, 2025.

Austin Reynolds

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of November, 2025, before me personally appeared Austin Reynolds, 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 21st day of November, 2025.

Notary Signature
My commission expires:
11/22/2025

COUNTY OF RUTHERFORD
MERISSA L. LEAVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/22/2025

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 21 day of November, 2025.

Affiant Signature
Date 11-24-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028