Karen Johnson Davidson County
Batch# 1383526 DEEDWARR
02/20/2026 07:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.03
20260220-0013404

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $381,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of February, 2026.

NOTARY PUBLIC

My commission expires: 3/13/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matias H. Taperia Raymundo (NAME)	**NEW OWNERS** (NAME)	086-07-0-017.00
1108 Jacksons View Road (ADDRESS)	**SAME** (ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael A. Reynolds and wife, Donna M. Reynolds,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matias H. Taperia Raymundo, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56, as shown on the map entitled Final P.U.D. Plan, Phase I, Section Two, Jackson's Retreat, of record in Book 5200, pages 334 and 335, as amended in Book 5972, page 96 and Book 6024, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL A. REYNOLDS AND WIFE, DONNA M. REYNOLDS, by Warranty Deed from RANDALL PHILLIPS BUILDERS, INC., of record in Book 6021, page 301, Register's Office for Davidson County, Tennessee, dated March 11, 1983.

This property is __unimproved _X_improved property known as: 1108 Jacksons View Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of February, 2026.

Michael A. Reynolds

Donna M. Reynolds

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 19th day of February, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **02/19/2026** (date of document).

Jami K Averwater

Affiant Signature

02/19/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **19th** day of **February**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

